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DIVISION III BASE DISTRICT REGULATIONS

Chapter 21.38 Regulations applicable to all tracts[CG1]

Sections

21.38.010	Purpose
21.38.020	Uses
21.38.030	Bulk regulations

21.38.010 Purpose

This chapter lists use and bulk regulations that apply to all zoning districts.

21.38.020 Uses

- A. **Types of uses.** The following uses of land as listed in this division, are permitted in the districts indicated under the conditions specified:
 - 1. Permitted uses,
 - 2. Special exception uses,
 - 3. Uses subject to standards, and
 - 4. Accessory uses.
- B. **Use of land.** No building or tract of land shall be devoted to any use other than those listed in subsection 1. of this section with the exception of the following:
 - 1. Uses lawfully established on the date of adoption of this Zoning Code, and
 - 2. Uses already established on the date of adoption of this Zoning Code and rendered nonconforming by it. These uses are subject to Chapter 21. **ADD REF to Div V.**
- C. **Utility lines and fixtures exempted.** The following uses are exempted from the provisions of this Zoning Code and permitted in any district: poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or any other similar distributing equipment for telephone or other communications systems, electric power, gas, water and sewer lines; provided, that the installation shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations and the regulations of other authorities having jurisdiction.
CHECK THIS IN RELATON TO NEW REGS FOR TELECOMMUNICATIONS – FORMER 21.06.170
- D. **Use of accessory buildings for living purposes.** No accessory building or structure constructed on any lot prior to the time of construction of the principal building to which it is accessory shall be used for living purposes.
- E. **Trailers.** A trailer shall not be considered to be permissible as an accessory building. However, a trailer may be used as a temporary office or shelter incidental to construction on or

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development of the premises on which the trailer is located only during the time construction or development is actively underway.

- F. **Tents.** No tent may be erected, used or maintained for living quarters.

21.38.030 Bulk regulations

- A. **Bulk regulations.** Bulk regulation requirements shall be as specified in the bulk regulations tables for each zoning district in this division.
- B. **Minimum lot size and width.** No use shall be established or maintained after the date of adoption of this Zoning Code on a lot recorded after the date of adoption of this Zoning Code which is of less area or less width than prescribed in this Zoning Code for the use in the zoning district in which it is to be located.
- C. **Reduction of existing yards.** No yards provided after the effective date of this Zoning Code for a building existing on the effective date of this Zoning Code subsequently shall be reduced below, or further reduced if already less than, the minimum yard requirements of this Zoning Code for equivalent new construction.
- D. **Building conversions.** No building shall be converted to conflict with, or further conflict with, the lot size requirements of the district in which the building is located.
- E. **Historic district.** In the historic district, height measurement and limits requirements apply in addition to those listed in the bulk regulations tables[CG2].
- F. **Planned development required for buildings over 45 feet.** Unless otherwise specified in the development standards for an individual zoning district, no new building or existing building which is later altered, shall have a height in excess of 45 feet unless the building is approved as a planned development in accordance with Chapter 21.24[CG3].
- G. **Established front yard**[CG4]
1. **Purpose.** The purpose of the established front yard regulation is to preserve community character in specified zoning districts by ensuring that the front yards of new buildings in these districts conform to the yards that have been established by existing buildings.
 2. **Regulation.** The following regulation only applies when indicated on the bulk regulations table for the zoning district[CG5]:

Notwithstanding the front yard requirements of the underlying zoning district, where a new building is to be built and there is an established front yard, as defined in this Zoning Code, the minimum front yard for the new building shall be the established front yard.
 3. **Computation of established front yard.**
 - a. In computing the front yard for a new building only the established front yards of the building or buildings adjoining the proposed new building need be considered, excepting, however, in cases described below in subsection iii.
 - b. In the case where a building is to be built and the established front yards on both sides of the new building are different, the front yard of the new building shall be the mid-

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point of a straight line connecting the nearest front corners of the adjoining existing buildings.

- c. In cases where it can be demonstrated that conformance with the average of the established front yards of all buildings on one side of a block or street would provide greater consistency with the purpose of this section, this average yard may be used to establish the front yard for the new building. In computing the average of the established front yards, except in the case of four or fewer buildings, the largest and smallest yards may be excluded.

G. Accessory buildings

1. **Accessory buildings attached to principal buildings.** Accessory buildings when attached to principal buildings shall comply with the yard requirements of the principal buildings.
2. **Percentage of required yard.** No detached accessory building or buildings shall occupy more than 50 percent of the area of a required yard.
3. **Height.** No detached accessory building or structure shall exceed the height of the principal building or structure.
4. **Separation between buildings.** Detached accessory buildings or structures shall be located no closer than three feet to any other accessory or principal building.
5. **Reversed corner lots.**
 - a. On a reversed corner lot in a residential district, and within 15 feet of any adjacent property to the rear in a residential district, no accessory building or portion of an accessory building located in a required rear yard shall be closer to the side lot line abutting the street than a distance equal to two-thirds of the least depth which would be required under this title for the front yard on the adjacent property to the rear.
 - b. No accessory buildings shall be located within five feet of any part of a rear lot line which coincides with the side lot line or portion of the side lot line of property in a residence district.
 - c. No accessory building shall be erected in or encroach upon the required side yard of a corner lot which is adjacent to the street, or upon the required side yard of a reversed corner lot which is adjacent to the street.




- H. **Setback along Roscoe Rowe Boulevard.** To protect the scenic approach to Annapolis, all buildings, structures and uses established along Roscoe Rowe Boulevard shall observe a setback of not less than 75 feet from the right-of-way line of the boulevard.

Chapter 21.40 Residential Districts

Sections

21.40.010	Regulations applicable to all residential districts
21.40.020	R1-A district
21.40.030	R1-B district
21.40.040	R1 district
21.40.050	R2 district-Neighborhood Conservation
21.40.060	R2 district
21.40.070	R3 district
21.40.080	R3-Neighborhood Conservation
21.40.090	R3-Neighborhood Conservation 2 district
21.40.100	R4 district
21.40.110	R4-Revitalization district
21.40.120	C1 Conservation Residence district
21.40.130-	C1-A Special Conservation Residence district

21.40.010 Regulations applicable to all residential tricts[CG6]

- A. In any residential district on a lot of record, a single-family dwelling may be established or enlarged regardless of the size of the lot, provided that all other requirements of this Zoning Code are met.
- B. Accessory uses may be established on the same lot as a principal use, provided the lot meets the lot size requirements of the district, except as indicated on the bulk regulations table for the  district[CG7].
- C. The yard requirements of the principal uses apply to their accessory uses and buildings unless otherwise specified on the bulk regulations  tables[CG8].
- D. All accessory buildings which are attached to principal buildings (e.g., attached garages) shall comply with the yard requirements of the principal building.
- E. Interior side yards are not required along the lot lines where a dwelling unit is attached to another dwelling unit, as in the case of a townhouse involving separate ownerships of attached  units[CG9].
- F. For the purpose of determining yard requirements, any floor or portion of a floor that may be occupied for dwelling purposes shall be considered a story.
- G. Floor area ratio and lot coverage
 - 1. Floor area ratio limits, where required, determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.
 - 2. The floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot, as specified for the principal uses. However, any floor area devoted to off-street parking or loading facilities is exempt from floor area ratio

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requirements. The lot coverage of accessory buildings shall be included in the total allowable lot coverage requirements[CG10].

H. Waterway s [CG11]

1. Notwithstanding any other yard requirements set forth in this division, where any side or rear lot line is contiguous to a waterway, a waterway yard shall be provided which is the larger of:
 - a. The side or rear yard required in the zoning district in which the zoning lot is located,
 - b. 30 feet, or
 - c. The depth determined by averaging the depth of existing waterway yards of all residences extending 300 feet on either side of the subject property; except that if more than four residences are located within 300 feet, the largest and smallest of the waterway yards shall not be used in determining the average depth. If the waterway yard as determined by this subsection would render a property unbuildable, a waterway yard shall be provided which is the larger of the yard required by subsections a. and b. of this section.
2. Where the requirements of this section and of Section 21.54.060.E are in conflict, the more restrictive requirements shall apply.

21.40.020 R1-A district

A. Purpose

The R1-A district provides for single family detached dwellings at approximately two dwelling units per acre and other uses compatible with these single-family neighborhoods of the City.

B. Uses

Uses that may be permitted in the R1-A district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the R1-A district.

21.40.030 R1-B district

A. Purpose

The R1-B district provides for single family detached dwellings at approximately 3.5 dwelling units per acre and other uses compatible with these single-family neighborhoods of the City.

B. Uses

Uses that may be permitted in the R1-B district are set forth in the table of uses for residential districts in Chapter 21.48.

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C. Development standards

Chapter 21.50 contains the bulk regulations table for the R1-B district.

21.40.040 R1 district

A. Purpose

The R1 district provides for single family detached dwellings at approximately six dwelling units per acre and other uses compatible with these single-family neighborhoods of the City [CG12].



B. Uses

Uses that may be permitted in the R1 district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the R1 district.

21.40.050 R2 district

A. Purpose

The R2 district provides for single-family detached dwellings at up to eight dwelling units per acre and other uses compatible with these single-family neighborhoods of the City.

B. Uses

Uses that may be permitted in the R2 district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the R2 district.

21.40.060 R2-Neighborhood Conservation trict[CG13]

A. Purpose

The purpose of the R2-Neighborhood Conservation district is to preserve patterns of design and development in residential neighborhoods characterized by a diversity of styles and to ensure the preservation of a diversity of land uses, together with the protection of buildings, structures or areas the destruction or alteration of which would disrupt the existing scale and architectural character of the neighborhoods. The general purpose includes:

1. Protection of the architectural massing, composition and styles as well as neighborhood scale and character;


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2. Compatibility of new construction and structural alterations with the existing scale and character of surrounding properties;
3. Encouragement of existing types of land uses that reflect the mixture and diversity of uses that have historically existed in the community; and
4. Preservation of streetscapes.

B. Uses

Uses that may be permitted in the R2 Neighborhood Conservation district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the R2-Neighborhood Conservation district.
2. Site Design Plan  Review [CG14]
 - a. Except as noted below in subsection b., new construction including new buildings, enlargements to building size or bulk, or structural alterations to existing structures which have an impact upon the street facade are subject to review by the Department of Planning and Zoning in accordance with the provisions of Chapter 21.22, Site Design Plan Review.
 - b. Site Design Plan Review is not required for new construction, enlargements or structural alterations which occur behind an existing building within the confines of a rearward extension of the side building lines, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property side yards shall be provided pursuant to the R2-Neighborhood Conservation district bulk regulations table.
3. Demolitions. The Planning and Zoning Director shall review and decide all applications for demolition of buildings or structures, pursuant to Chapter 21.14, Demolition Permits.
4. Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. Where new buildings, structures, structural alterations or structural rehabilitations, enlargements or reductions are proposed, their design shall be compatible with the historic character and design of the area and shall promote the existing spatial and visual qualities of the area, including height and scale of buildings, orientation, spacing, site coverage, and exterior features such as porches, roof pitch and direction and landscaping.
 - b. Exterior structural alterations along the street frontage to historic and contributing structures shall be kept to a minimum.
 - c. Design for new construction and enlargements to all existing buildings or structures in the R2-Neighborhood Conservation district shall conform to the guidelines for the relation of proposed structures to adjacent developments established in the bulk

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regulations table for the district and shall be compatible with the distinguishing, contributing characteristics of the majority of surrounding properties on the block face.

21.40.070 R3 district

A. Purpose

The R3 district provides for single-family and two-family detached dwellings at up to eight dwelling units per acre and other uses compatible with these neighborhoods of the City including attached and multi-family dwelling units.

B. Uses

Uses that may be permitted in the R3 district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the R3 district.

21.40.080 R3-Neighborhood nservation[CG15]

A. Purpose

The R3-Neighborhood Conservation district is designed to ensure the preservation of buildings, structures and areas, the destruction or alteration of which would disrupt the existing scale and architectural character of the neighborhood. This purpose includes:

1. Preserving, protecting and enhancing streetscapes, structures and areas of architectural, historic or cultural importance, although individual elements may not merit distinction.
2. Encouraging new construction, or alterations that are compatible with the existing scale and character of surrounding properties; and
3. Encouraging the rehabilitation and continued use of existing buildings rather than their demolition.

B. Uses

Uses that may be permitted in the R3-Neighborhood Conservation district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the R3-Neighborhood Conservation district.
2. Enlargements or substantial alterations to existing structures are subject to review by the Department of Planning and Zoning in accordance with the provisions of Chapter 21.22, Site Design Plan Review.

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3. Demolitions. The Planning and Zoning Director shall review and decide all applications for demolition of buildings or structures, pursuant to Chapter 21.14, Demolition Permits.
4. Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. Where new buildings, structures, structural alterations or structural rehabilitations, enlargements or reductions are proposed, their design shall be compatible with the historic character and design of the area and shall promote the existing spatial and visual qualities of the area, including height and scale of buildings, orientation, spacing, site coverage, and exterior features such as porches, roof pitch and direction and landscaping.
 - b. Every reasonable effort shall be made to minimize exterior changes to existing structures, the site and their environment.
 - c. Where specific design guidelines have been established and officially adopted for the R3-Neighborhood Conservation district or a portion thereof, any new construction, structural enlargement or reduction in floor area shall be in conformance with those guidelines.
 - d. Where a site plan for a new use of a site is proposed and submitted, consideration shall be given to the benefits that the proposed development would give to the R3-Neighborhood Conservation district over the preservation of existing buildings or structures.

21.40.090 R3-Neighborhood Conservation 2 **trict[CG16]**

A. Purpose

The purpose of the R3-Neighborhood Conservation 2 district is to preserve patterns of design and development in residential neighborhoods characterized by a diversity of styles and to ensure the preservation of a diversity of land uses, together with the protection of buildings, structures or areas the destruction or alteration of which would disrupt the existing scale and architectural character of the neighborhoods. The general purpose includes:


1. Protection of the architectural massing, composition and styles as well as neighborhood scale and character;
2. Assuring the compatibility of new construction and structural alterations with the existing scale and character of surrounding properties;
3. Encouragement of existing types of land uses that reflect the mixture and diversity of uses that have historically existed in the community; and
4. Preservation of streetscapes.

B. Uses

Uses that may be permitted in the R3-Neighborhood Conservation 2 district are set forth in the table of uses for residential districts in Chapter 21.48.

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C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the R3-Neighborhood Conservation 2 district.
2. Buildings accessory to single-family dwellings may not be used as dwelling units.
3. Site Design Plan  Review[CG17]
 - a. Except as noted below in subsection b., new construction including new buildings, enlargements to building size or bulk, or structural alterations to existing structures which have an impact upon the street facade are subject to review by the Department of Planning and Zoning in accordance with the provisions of Chapter 21.22, Site Design Plan Review.
 - b. Site Design Plan Review is not required for new construction, enlargements or structural alterations which occur behind an existing building within the confines of a rearward extension of the side building lines, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property side yards shall be provided pursuant to the R3-Neighborhood Conservation 2 district bulk regulations table.
4. Demolitions. The Planning and Zoning Director shall review and decide all applications for demolition of buildings or structures pursuant to Chapter 21.14, Demolition Permits.
5. Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. The design shall be consistent with the other structures in the R3-Neighborhood Conservation 2 district, including height and scale of buildings, orientation, spacing, site coverage, and exterior features such as porches, roof pitch and direction and landscaping.
 - b. All structures shall maintain the setbacks established in the bulk regulations table for the district, if any, for the block on which they are proposed. The design shall have bulk, massing and scale similar to the structures on the block face.
 - c. In addition to the requirements of this section, the design shall conform to the design standards established in any neighborhood plan adopted by the City Council for the area in which the property is located.
 - d. Exterior structural alterations along the street frontage shall be allowed only if they contribute to the preservation of the structure.
 - e. Streetscape improvements, including sidewalks, curbs, planting strips, etc., shall conform to the design standards established in the neighborhood plan adopted by the City Council for the area in which the property is located.

21.40.100 R4 district

A. Purpose

The R4 district provides for single family detached dwellings at up to nine dwelling units per acre and other uses compatible with these neighborhoods of the City including apartment hotels, and attached and multi-family dwelling units.

B. Uses

Uses that may be permitted in the R4 district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the R4 district.

21.40.110 R4-Revitalization trict[CG18]

A. Purpose


The purpose of the R4-Revitalization district is to ensure the preservation of buildings, structures and areas, the destruction or alteration of which would disrupt the existing scale and architectural character of the neighborhood. The general purpose is also intended to:

1. Preserve, protect and enhance streetscapes and structures;
2. Encourage new construction, or alterations which are compatible with the existing scale and character of surrounding properties; and
3. Encourage the rehabilitation and continued use of existing buildings rather than their demolition.

B. Uses

Uses that may be permitted in the R4-Revitalization district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the R4-Revitalization district.
2. Site Design Plan  ew[CG19]
 - a. New construction including new buildings, enlargements to building size or bulk, or structural alterations to existing structures are subject to review by Department of Planning and Zoning in accordance with the provisions of Chapter 21.22, Site Design Plan Review.
 - b. Where new buildings, structures or structural enlargements or reductions are proposed, the design shall be compatible with and enhance those spatial and visual qualities in the R4-Revitalization district, including height and scale of buildings, orientation, spacing,

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site coverage and exterior features such as porches, roof pitch and direction, and landscaping. All new structures or enlargements of existing structures shall have bulk, massing and scale similar to the majority of the structures in the R4-Revitalization district.

- c. Where a site plan for a new use of a site is proposed and submitted, consideration shall be given to the benefits that the proposed development would give to the R4-Revitalization district.

3. Demolitions.

- a. The Planning and Zoning Director shall review and decide all applications for demolition of buildings or structures pursuant to Chapter 21.14, Demolition Permits.
- b. In addition to the demolition application review criteria set forth in Section 21.14.040, the Planning and Zoning Director shall ensure that demolition is not for the purposes of assembling properties for the construction of a large-scale structure, if such assemblage is determined to be incompatible with the purposes and intent of the R4-Revitalization district.

21.40.120 C1 Conservation Residence district

A. Purpose

The C1 Conservation Residence district is designed to encourage the conservation of the educational, cultural and historic character of the old city.

B. Uses

Uses that may be permitted in the C1 district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the C1 district.
2. No single use of property may occupy more than two adjacent buildings.

21.40.130 C1-A Special Conservation Residence district

A. Purpose

The C1-A Special Conservation Residence district is designed to preserve neighborhoods that have been identified as "at risk" in the Annapolis Comprehensive Plan as amended through and including amendments to the "Ward One Sector Study." At risk neighborhoods are identified as being significantly impacted by at least two of the following characteristics:

1. A growing number of nonconforming uses,
2. Unmaintained buildings or lots,

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3. Traffic volumes inconsistent with strictly residential land uses due to through commercial traffic, and
4. Other adverse impact from nearby commercial uses.

Lands zoned C1-A are the focus of the intensive public efforts, including periodic monitoring of land uses, to minimize conversions from single-family to multi-family or office use, to stabilize and enhance the residential quality of life, and to encourage single-family development and conversion to single-family use.

B. Uses

Uses that may be permitted in the C1-A district are set forth in the table of uses for residential districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the C1-A district.
2. No single use of property may occupy more than two adjacent buildings.
3. All new construction including alterations (any change to the exterior of a structure) and enlargements (changes made to increase the bulk of a structure) to existing structures are subject to review by Department of Planning and Zoning in accordance with the provisions of Chapter 21.22, Site Design Plan Review, and Chapter 21.56, Historic District, if applicable.

Chapter 21.42 Commercial and Industrial Districts

Sections

21.42.010	Regulations applicable to all commercial and industrial districts
21.42.020	B1 Convenience Shopping district
21.42.030	B2 Community Shopping district
21.42.040	B3 General Commercial district
21.42.050	B3-CD Corridor Design district
21.42.060	BCE Business Corridor Enhancement district
21.42.070	BR Business Revitalization district
21.42.080	C2 Conservation Business District
21.42.090	C2A Special Conservation Business District
21.42.100	PM2 Professional Mixed Office Park district
21.42.110	I1 Industrial district

21.42.010 Regulations applicable to all commercial and industrial districts

- A. Where a property on a street frontage between intersecting streets is zoned partially residence and partially business, the front yard requirement of the residence district shall be applied to the entire street frontage.
- B. Dispensing devices with a height of not over six feet shall be exempt from the established front yard or corner side yard requirements, but all of these dispensing devices shall be set back from the front lot line and the corner side lot line a distance of not less than fifteen feet[CG20].
- C. Where the front, side or rear lot line of a lot adjoins a public open space which is at least two acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio set forth in the bulk regulations tables may be increased by fifteen percent[CG21].

21.42.020 B1 Convenience Shopping district

A. Purpose

The B1 Convenience Shopping District is designed for the convenience shopping of persons residing in adjacent residential areas, as well as to provide for some general retail shopping needs and other compatible uses. All uses in the B1 district must be compatible with surrounding residential neighborhoods.

In the B1 district maximum limits are placed on the floor area of business establishments in order to limit the volume of vehicular and pedestrian traffic in and around convenience shopping centers to a level consistent with their function and location[CG22].

B. Uses

Uses that may be permitted in the B1 district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the B1 district.

D. Additional standards

1. All business, servicing or processing in the B1 district, except for off-street parking or loading, shall be conducted within completely enclosed buildings[CG23].
2. The parking of trucks as an accessory use, when used in the conduct of a permitted business in the B1 district, is limited to vehicles up to 1.5 tons capacity when the storage space for the vehicle is located within 150 feet of a residential district.

21.42.030 B2 Community Shopping district

A. Purpose

The B2 Community Shopping District is designed to accommodate the needs of a large consumer population; thus, a wide range of uses is permitted for both daily and occasional shopping[CG24].

B. Uses

Uses that may be permitted in the B2 district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the B2 district.

D. Additional standards

1. All business, servicing or processing in the B2 district, except for off-street parking or loading, shall be conducted within completely enclosed buildings.
2. The parking of trucks as an accessory use, when used in the conduct of a permitted business in the B2 district, is limited to vehicles up to 1.5 tons capacity when the storage space for the vehicle is located within 150 feet of a residential district.

21.42.040 B3 General Commercial district

A. Purpose

The B3 General Commercial District is designed to accommodate those commercial activities which may be incompatible with the predominantly retail uses permitted in other business districts; and whose service area is not confined to any one neighborhood or community.

B. Uses

Uses that may be permitted in the B3 district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the B3 district.

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D. Additional standards

All business, servicing or processing in the B3 district shall be conducted within completely enclosed buildings, with the following exceptions: establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles, display of merchandise for sale to the public and off-street parking and loading.

21.42.050 B3-CD Corridor Design district

A. Purpose

The B3-CD Corridor Design district is designed to protect the aesthetic and visual character of lands adjacent to major business corridors by encouraging and better articulating positive commercial design guidelines along commercial corridors, protecting adjacent uses from the impacts of commercial development, and providing for the safe and efficient use of adjacent roadway corridors.

The compatible relationship of architecture along roads in the B3-CD Corridor Design district is of critical public concern for any buildings or site improvements. The intent of the design review is not to stifle innovative architecture but to assure respect for and reduce incompatible and adverse impacts on the visual experience from the roadway[CG25].



B. Uses

Uses that may be permitted in the B3-CD district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the B3-CD district.
2. Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
 - b. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
 - c. Newly installed utility services and service revisions necessitated by exterior alterations shall be underground.
 - d. Streetscape improvements shall be designed to be consistent with all standards in this section, and shall be reviewed for aesthetic functionality and compatibility with the prevailing character.

e. Height

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- i. The variation between the height of a new building and the height of adjacent buildings should not vary by more than one story within 30 feet from any existing adjacent building.
- ii. A building in excess of 45 feet should be set back 50 feet from the front line and 50 feet from the rear lot line.

21.42.060 BCE Business Corridor Enhancement district

A. Purpose

The BCE Business Corridor Enhancement district is designed to increase commercial opportunities while protecting the aesthetic and visual character of lands adjacent to the major business corridors by encouraging and better articulating positive commercial design guidelines along commercial corridors, protecting adjacent uses from the impacts of commercial development, and providing for the safe and efficient use of adjacent roadway corridors.

B. Uses

1. Uses that may be permitted in the BCE district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.
2. In the BCE district any non-residential use over 25,000 square feet gross floor area requires special exception approval.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the BCE district.
2. **Design Standards.** Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
 - b. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
 - c. Newly installed utility services and service revisions necessitated by exterior alterations shall be underground.
 - d. Streetscape improvements shall be designed to be consistent with all standards in this section, and shall be reviewed for aesthetic functionality and compatibility with the prevailing character.
 - e. **Height**
 - i. The variation between the height of a new building and the height of adjacent buildings should not vary by more than one story within 30 feet from any existing adjacent building.

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- ii. A building in excess of 45 feet should be set back 50 feet from the front line and 50 feet from the rear lot line.
- 3. **Site access criteria.** The proposed development project shall be designed to minimize left turn movements or conflicts on the site and in the street. Driveways should be designed to achieve clear sight lines. Site access and circulation should conform whenever feasible to the following standards:
 - a. Where a site or lot has frontage on two or more roads, the access to the site should be provided to the site from the lower classified road, unless there is less potential for traffic congestion and for hazards to traffic and pedestrian movement from the higher classified road.
 - b. Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provisions shall be made for turning lanes, traffic directional islands, service roads, driveways and traffic controls within the road. It is the further objective of the BCE district to minimize curb cuts and driveways by denying direct access for new lots.
 - c. Access driveways should be designed with sufficient capacity to avoid queuing of entering vehicles on any road or street.
 - d. Where topographic and other conditions are reasonably usable, provision shall be made for circulation driveway connections to adjoining lots of similar existing or potential use when such driveway connections will facilitate fire protection services or will enable the public to travel between two existing or potential uses without need to travel on a street.
 - e. There should be no more than one driveway connection from any site or lot to any street, except where separate entrances and exit driveways may be necessary to safeguard against hazards and to avoid congestion. Additional driveways shall also be considered for large tracts and uses of extensive scope, if traffic flow on adjacent roads will be facilitated by the additional connections.
 - f. Each access driveway shall be located and designed so as to cause the least practical interference with the use of adjacent property and with the movement of pedestrian or vehicular traffic.
 - g. Access driveway widths shall have the following dimensions:
 - i. A minimum of 12 feet for all one-way driveways, not to exceed 15 feet.
 - ii. A minimum of 24 feet for all two-way driveways; not to exceed 25 feet.
 - h. A design objective within the BCE district is to allow no more than two driveways for each 200 feet of street frontage on any lot. When a site is developed or redeveloped in the BCE district, excess driveways shall be eliminated or relocated when possible to achieve this objective. Circulation driveways are encouraged to minimize excess curb cuts and driveways.

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21.42.070 BR Business Revitalization district

A. Purpose

The BR Business Revitalization district is designed to encourage the reestablishment of community oriented businesses owned and operated by members of the surrounding residential community.

B. Uses

Uses that may be permitted in the BR district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the BR district.
2. **Design Standards.** Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. The height of a building as measured on the rear portion of a sloping site should not rise substantially above any residential structures adjacent to the building.
 - b. The design of rear entrances to commercial buildings shall be casual, utilitarian, appropriate to its surroundings and take into account the interests of any nearby residential uses.
 - c. The design of each new building and its site shall be of an urban not a suburban character.

21.42.080 C2 Conservation Business District

A. Purpose

The C2 Conservation Business district is designed to encourage the preservation of the old city by allowing a compatible mixture of business and home crafts and shops, unique to the early development of the city.

B. Uses

Uses that may be permitted in the C2 district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the C2 district.

D. Additional standards

1. All business, servicing or processing in the C2 district, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

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2. Food service establishment restrictions apply in the C2 district, see Section 21.64.260.

21.42.090 C2A Special Conservation Business District

A. Purpose

The C2A Special Conservation Business district is designed to recognize and maintain existing commercial uses, while ensuring no further encroachment of these uses into adjacent residential neighborhoods. The C2A district is further designed to serve as a transitional zone by accommodating limited commercial uses of a nature that will be compatible with the character of adjoining residential properties.

B. Uses

Uses that may be permitted in the C2A district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the C2A district.

D. Additional standards

Food service establishment restrictions apply in the C2A district, see Section 21.64.260.

21.42.100 PM2 Professional Mixed Office Park district

A. Purpose

The PM2 Professional Mixed Office Park district is designed to encourage neighborhood commercial and/or transitional office uses, under parameters designed to maintain a low intensity and impact on surrounding properties.

B. Uses

Uses that may be permitted in the PM2 district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the PM2 district.
2. **Design Standards.** Where non-residential development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. Special consideration shall be given to the siting and design of those structures or portions thereof that may be viewed from any public street or adjacent properties.
 - b. Internal circulation roads shall be landscaped with street trees and planters.

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- c. Existing trees, tree stands and natural vegetation shall be integrated into the site landscape plan to the maximum extent possible.

21.42.110 I1 Industrial district

A. Purpose

The I1 industrial district is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards, or that require a pleasant, hazard-free and nuisance-free environment.

B. Uses

Uses that may be permitted in the I1 district are set forth in the table of uses for commercial and industrial districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the I1 district.

D. Additional standards

1. All business, servicing or processing in the I1 district, except for off-street parking and off-street loading, shall be conducted within completely enclosed buildings.
2. All storage, except of motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates).

Chapter 21.44 Office and Mixed Use Zoning Districts

Sections

21.44.010	P Professional Office district
21.44.020	PM Professional Mixed Office district
21.44.030	MX Mixed Use district
21.44.040	C2P Conservation Professional Office district

21.44.010 P Professional Office district

A. Purpose

The Professional Office district is designed to accommodate office and institutional uses of a nature that will be compatible with the character of adjoining residential or business properties. It is not designed for retail or service activities generating customer traffic or delivery of goods.

B. Uses

Uses that may be permitted in the P district are set forth in the table of uses for Office and Mixed Use Zoning Districts in Chapter 21.48.

C. Development standards

Chapter 21.50 contains the bulk regulations table for the P district.

D. Additional standards

On a lot of record, a single-family dwelling may be established or enlarged regardless of the size of the lot, provided that all other requirements of this Zoning Code are met.

21.44.020 PM Professional Mixed Office district

A. Purpose

The Professional Mixed Office district is designed to serve as a transitional zone reducing commercial/office impact on adjoining residential neighborhoods.

B. Uses

Uses that may be permitted in the PM district are set forth in the table of uses for Office and Mixed Use Zoning Districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the PM district.
2. **Design standards.** Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.

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- a. **Location.** Structures shall be located at the front of the site.
- b. **Buffer Areas.** Areas designated on a site plan as buffer areas shall not be utilized for utilities, stormwater management, erosion control and signage, or grading. Buffer areas shall remain in their natural state, supplemented with additional planting.
- c. **Commercial building facades.** Each facade should be viewed as both an individual design and as a collection of relatively standard parts consistently arranged. The basic facade composition consists of the wall, the structural rhythm and the window openings. Changes to the facade of any existing building should be confined to openings within the facade.
- d. **Elevated structures.** In cases where parking is provided beneath an elevated structure, the street-side portion of the building shall be available for useable office/commercial space excluding driveway and lobby areas. All exterior views of the structure shall resemble a working facade.
- e. **Infill Design**
 - i. **General.** The construction of new infill building should look appropriate and compatible as part of their surroundings. The appearance of these new buildings also must be sensitive to the character of the neighborhood in which they are located.
 - ii. **Height.** The variation between the height of a new building and the height of adjacent buildings should not vary by more than one story.
- f. **Parking.**
 - i. Parking areas shall be located to the side or rear of the site.
 - ii. Any expansion or alteration of a structure which requires the provision of additional parking may provide the required additional parking on site within 500 (walking) feet of that property.

21.44.030 MX Mixed Use district

A. Purpose

The Mixed Use district is designed to encourage a mixture of residential, office and retail uses within the inner West Street corridor compatible with each other and with surrounding areas.

B. Uses

Uses that may be permitted in the MX district are set forth in the table of uses for Office and Mixed Use Zoning Districts in Chapter 21.48.

C. Development standards

- 1. Chapter 21.50 contains the bulk regulations table for the MX district.

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2. Notwithstanding the regulations set forth in Section 21.38.030.E, approval as a planned development is not required for a building in the MX district solely because it has a height greater than 45 feet.
3. **Design Standards.** Where development is subject to Site Design Plan Review, the following design standards shall apply in addition to the general standards set forth in Chapter 21.62.
 - a. **Character.** The design of each new building and its site shall be of an urban not a suburban character.
 - b. **Building location.** Buildings shall be located close to the street with parking located to the rear of the zoning lot.
 - c. **Height.** The height of a building as measured on the rear portion of a sloping site should not rise substantially above any residential structures adjacent to the building.
 - d. **Ground floor of commercial buildings.** The ground floor of a commercial building facade shall:
 - i. Be differentiated from the upper floors to establish a distinct base for the building;
 - ii. Be at least 12 feet in height; and
 - iii. Be glazed on at least 60 percent of the facade.
 - e. **Infill buildings.** The design and construction of new infill buildings shall look appropriate to and compatible with their surroundings and the character of the neighborhood in which they are located.
 - f. **Rear entrances.** The design of rear entrances to commercial buildings shall be casual, utilitarian, appropriate to the surroundings and take into account the interests of any nearby residential uses.

21.44.040 C2P Conservation Professional Office district

A. Purpose

The Conservation Professional Office district is designed to serve as a transitional zone between predominately commercial and residential districts, to buffer adjoining residential neighborhoods from commercial and other nonresidential impacts, and to properly zone certain existing, established office uses that, over time, have been shown to be compatible with adjacent residential areas. It is intended to accommodate office uses of a nature that will be compatible with the character of adjoining residential properties by allowing professional office uses that operate with minimal customer and delivery traffic.

B. Uses

Uses that may be permitted in the C2P district are set forth in the table of uses for Office and Mixed Use Zoning Districts in Chapter 21.48.

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C. Development standards

Chapter 21.50 contains the bulk regulations table for the C2P district.

Chapter 21.46 Waterfront Maritime Districts

Sections

21.46.010	WMC Waterfront Maritime Conservation district
21.46.020	WMM Waterfront Mixed Maritime district
21.46.030	WMI Waterfront Maritime Industrial district
21.46.040	WME Waterfront Maritime Eastport district

21.46.010 WMC Waterfront Maritime Conservation district

A. Purpose

The WMC Waterfront Maritime Conservation district is intended to provide a location for maritime-related activities, public access and recreational uses of the waterfront in an attractive environment which supports and is harmonious with the interrelationship of the historic urban core, the waterfront and adjacent commercial and residential uses.

B. Uses

Uses that may be permitted in the WMC district are set forth in the table of uses for Waterfront Maritime Districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the WMC district.
2. In the WMC district, Chapter 21.56, Historic District, shall govern the regulation of structures within the historic district; provided, that if there are any inconsistencies between this chapter and Chapter 21.56, the more restrictive shall prevail.
3. Where a public pedestrian walkway is provided pursuant to the bulk regulations table for the WMC district, it shall meet the minimum standards set forth in Section 21.62.020.J.

21.46.020 WMM Waterfront Mixed Maritime district

A. Purpose

The WMM Waterfront Mixed Maritime district is intended to reserve areas along the water's edge for maritime uses, provide an environment for supporting maritime merchandising efforts and to encourage the preservation of existing buildings and uses. In support of specified maritime uses, the WMM district also provides for some non-maritime uses. The visual image of this area as an active maritime center is to be encouraged and maintained.

B. Uses

Uses that may be permitted in the WMM district are set forth in the table of uses for Waterfront Maritime Districts in Chapter 21.48.

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C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the WMM district.
2. **100-foot maritime use setback.** A 100-foot maritime use setback applies in the WMM district.
 - a. Except as provided for below in subsection b., only water-dependent structures and associated parking are permitted within the 100-foot maritime use setback.
 - b. Non water-dependent buildings, structures, or parking are permitted within the 100-foot maritime use setback only in accordance with a site plan incorporating the following criteria:
 - i. Buildings and structures must be set back at least 100 feet from the bulkhead for at least 50 percent of the lot width, and
 - ii. The total gross open area contiguous to the waterfront and continuous on the site remains equal in square footage to 100 times the lineal shoreline frontage of the zoning lot.
 - c. Structures for the rack storage of boats are not permitted within the 100-foot maritime use setback.
3. In cases where parking is provided within or beneath a structure, all exterior views of the structure shall resemble a working facade.

21.46.030 WMI Waterfront Maritime Industrial district

A. Purpose

The WMI Waterfront Maritime Industrial district is intended to provide a location for land intensive maritime and accessory uses which require or clearly benefit from a waterfront location. It is the further intent of this district to support the City's maritime industry by limiting competing land uses and buffering adjacent uses from the adverse effects of permitted uses.

B. Uses

Uses that may be permitted in the WMI district are set forth in the table of uses for Waterfront Maritime Districts in Chapter 21.48.

C. Development standards

1. Chapter 21.50 contains the bulk regulations table for the WMI district.
2. **100-foot maritime use setback.** A 100-foot maritime use setback applies in the WMI district.
 - a. Except as provided for below in subsection b., only water-dependent structures and associated parking are permitted within the 100-foot maritime use setback.

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- b. Non- non water-dependent buildings, structures, or parking are permitted within the 100-foot maritime use setback only in accordance with a site plan incorporating the following criteria:
 - i. Buildings and structures must be set back at least 100 feet from the bulkhead for at least 50 percent of the lot width, and
 - ii. The total gross open area contiguous to the waterfront and continuous on the site remains equal in square footage to 100 times the lineal shoreline frontage of the zoning lot.
- c. Structures for the rack storage of boats are not permitted within the 100-foot maritime use setback.

21.46.040 WME Waterfront Maritime Eastport district

A. Purpose

The WME Waterfront Maritime Eastport district is intended to provide a location for maritime and accessory uses in conjunction with single-family residences in areas where the existing lot configuration limits the effective functioning of maritime industrial operations.

B. Uses

Uses that may be permitted in the WME district are set forth in the table of uses for Waterfront Maritime Districts in Chapter 21.48.

C. Development standards

- 1. Chapter 21.50 contains the bulk regulations table for the WME district.
- 2. In cases where parking is provided within or beneath a structure, all exterior views of the structure shall resemble a working facade

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Chapter 21.48 Use tables

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Proposed Table of Uses - Residential Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses	Districts											
	R1A	R1B	R1	R2	R2- Neighbo rhood Conser vation	R3	R3- Neighbo rhood Conserv ation	R3- Neighbo rhood Conserv ation 2	R4	R4- Revitali zation	C1	C1A
Accessory buildings and uses, including signs	A	A	A	A	A	A	A	A	A	A	A	A
Apartment hotels									P-Std	P-Std		
Bed and breakfast homes					P-Std		P-Std	P-Std			P-Std	P-Std
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std							
Cemeteries	P	P	P	P	P							
Colleges, private	S	S	S	S	S	S	S	S	S	S	P	
Day care, family	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std		
Day care centers, group, in conjunction with public school facilities			A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std		
Day care centers, group, including day care centers accessory to a principal religious institution	S	S	S	S	S	S	S	S	S	S	S	
Driveways, walkways, parking or access for uses located in an adjacent nonresidential district	S	S	S	S	S	S	S	S	S	S		
Dwellings, multi-family						S	S	S	S	S	S-Std	
Dwellings, multi-family containing six or fewer dwelling units							P-Std					
Dwellings, single family attached						S	S	S	S	S	S-Std	
Dwellings, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P
Dwellings, two-family attached						S	S	S	S	S	S-Std	
Dwellings, two-family detached						P	P	P	P	P	S-Std	S
Garages and carports	A	A	A	A	A	A	A	A	A	A	A	A
Golf courses			P									
<i>Governmental Uses</i>												
Public schools and colleges	P	P	P	P	P	P	P	P	P	P	P	P
Other government and government-related structures, facilities and uses.	S	S	S	S	S	S	S	S	S	S	S	S
Greenhouses and conservatories, private (noncommercial)	A	A	A	A	A	A	A	A	A	A	A	A
Group homes											S	
Home occupations	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
Hospitals and sanitariums	S	S	S	S	S	S	S	S	S	S	S	
Inns	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S	
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	S	S	S	S	S	S	S	S	S	S		
Institutions for the care of the aged	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	
Living quarters, detached, for persons employed on the premises	A-Std		A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std

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Proposed Table of Uses - Residential Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses	Districts											
	R1A	R1B	R1	R2	R2- Neighbo rhood Conser vation	R3	R3- Neighbo rhood Conserv ation	R3- Neighbo rhood Conserv ation 2	R4	R4- Revitali zation	C1	C1A
Mooring slip or dock, private	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A
Museums and art galleries, including historic buildings and shrines for patriotic, cultural and educational purposes	S	S	P	P	P	P	P	P	P	P	P	P
Office or studio of a professional person											S-Std	
Philanthropic and charitable institutions, civic nonprofit organizations, and social and fraternal organizations	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	
Planned developments, residential and special mixed	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std		
<i>Radio and television stations and towers, transmitting and receiving New regulations to be developed</i>												
Recreational and social clubs, noncommercial	S	S	S	S	S	S	S	S	S	S		
Religious institutions, including churches, chapels, mosques, temples, and synagogues.	S	S	P	P	P	P	P	P	P	P	P	P
Rest homes and nursing homes	S	S	S	S	S	S	S	S	S	S	S	
Schools, private, elementary, middle, or high	S	S	S	S	S	S	S	S	S	S		
Schools, vocational	S	S	S	S	S	S	S	S	S	S		
Stables, private (noncommercial)	A	A	A	A	A	A	A	A	A	A		
Temporary uses	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std
Tool houses, sheds and other similar buildings for the storage of domestic supplies and equipment	A	A	A	A	A	A	A	A	A	A	A	A

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Proposed Table of Uses - Commercial and Industrial Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Important: see notes at end of table

Uses	Districts									
	B1	B2	B3	B3-CD	BCE	BR	C2	C2A	PM2	I1
Accessory buildings and uses, including signs	P	P	P	P	P	P	P	P	P	P
Adult book stores			S-Std	S-Std	S-Std					
Amusement establishments, indoor.			P	P	P					
Animal hospitals, including veterinarian offices			S	S	P					
Antique stores	P	P	P	P	P	P	P	P	P ¹	
Appliance stores including electrical and household appliances, and radio and television sales and repair		P	P	P	P	P	P	P	P ¹	
Arts and crafts stores	P	P	P	P	P	P	P	P	P ^{1,2}	
Arts or cultural centers					P					
Arts and crafts studios	P	P	P	P	P					
Auction rooms			P	P	P					
Bake shops	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std ¹	
Bakeries										P
Banks and financial institutions		P	P	P	P	P	P	P	P ^{1,2}	
Bars and taverns		S	S	S	S		S			
Bicycle sales, rental and repair stores		P	P	P	P	P	P	P		
Boat showrooms			P	P	P					
Building materials sales and storage;			S	S	P					P
Cab stands including dispatch offices and related parking facilities					S					
Candy stores, where only candy prepackaged off the premises is sold	P	P	P	P	P	P	P			
Candy stores including candy making	S-Std	S-Std	S-Std	S-Std		P-Std			P-Std ¹	
Carpet and rug stores, retail sales only		P	P	P	P	P	P	P	P ¹	
Catering establishments, where no food, beverages and/or desserts are sold on the premises					P-Std					P-Std
Christmas tree and greens sales		P-Std	P-Std	P-Std	P-Std					P-Std
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities		P	P	P	P	P	P	P		
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities		S-Std	S-Std	S-Std		P-Std				
Coffee shops	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	
Contractors', architects' and engineers' offices, shops and yards			S	S						P
Convenience stores	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std			P-Std ¹	
Day care centers, child									P-Std	
Day care centers, group, in conjunction with a principal religious institution		S-Std								
Delicatessen	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std	S-Std		P-Std ^{1,2}	
Department stores		P	P	P	P		P			
Drive-through facilities associated with permitted or special exception uses		S	S	S	S	S		S	S	
Dry cleaning and laundry drop off and pick up stations	P	P	P	P	P		P	P		
Dry cleaning and laundry establishments		P	P	P	P				P ^{1,2}	P
Dwellings, multi-family							S		S	
Dwellings, multi-family, above the ground floor of nonresidential uses	P	P			P	P	P	P		

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Proposed Table of Uses - Commercial and Industrial Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Important: see notes at end of table

Uses	Districts									
	B1	B2	B3	B3-CD	BCE	BR	C2	C2A	PM2	I1
Dwellings, single-family attached							S		S	
Dwellings, single-family detached	P						S		P	
Dwellings, two-family detached							S		P	
Dwellings for watchmen and their families, located on the premises where they are employed in that capacity;			P	P						P
Electronic and scientific precision instruments manufacturing;										P
Exterminating shops										P
Food manufacture, packaging and processing										P
Food service mart	P-Std	P-Std	P-Std	P-Std	S-Std	P-Std	S-Std		P-Std ²	
Food stores	P	P	P	P	P		P		P-Std ¹	
Furniture stores		P	P	P	P		P	P	P ¹	
Garden supply, tool and seed stores	P-Std	P	P	P	P	P	P	P	P ¹	
<i>Governmental Uses</i>										
Offices	P	P	P	P	P	P	P	P	P	P
Other government and government-related structures, facilities and uses	S	S	S	S	S	S	S	S	S	S
Public schools and colleges	P	P	P	P	P	P	P	P	P	P
Greenhouses and nurseries			P	P	P					P
Group homes	S	S	S	S			S			
Home improvement stores		P			P				P ¹	
Hotels		S	S	S	S		S			
Ice cream stores	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std		P-Std ¹	
Inns		S	S	S	S		S			
Institutions for the care of the aged					P-Std					
Kennels			S	S						
Laboratories, including medical, dental, research and testing			P	P	P	P			P ¹	P
Launderettes, automatic, self-service	P	P	P	P	P	P	P	P	P ¹	
Light manufacturing										P
Liquor store		P	P	P	S		P	P		
Mailing service establishments				P						P
Markets, open air, including farmers' markets and produce markets					P-Std	P-Std	P-Std	P-Std		
Massage parlors			S	S						
Motels		S	S	S	S		S			
<i>Motor vehicle and automobile uses</i>										
Automobile parts and accessory stores					P		P	P		
Car wash		S	S	S	S					
Motor vehicle storage, repair and service facilities		S	P	P	P					P
Motor vehicle sales			P	P	P					
Motor vehicle rental					P					
Service stations, including fuel sales		S	S	S	S					
Museums and art galleries		P	P	P	P	P	P	P	P	
Nautical shops, retail trade						P	P	P	P ¹	

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Proposed Table of Uses - Commercial and Industrial Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Important: see notes at end of table

Uses	Districts									
	B1	B2	B3	B3- CD	BCE	BR	C2	C2A	PM2	I1
Office and business service establishments		P	P	P	P	P	P	P	P ^{1,2}	
Offices, business and professional, and nonprofit, educational, cultural, or civic	P-Std	P	P	P	P	P	P	P	P	
Offices, medical		P	P	P	P				P ^{1,2}	P
Parking lots, other than accessory	S	S	S	S	S		S			P
Parking garages							S			
Personal care establishments	P	P	P	P	P	P	P	P	P-Std ^{1,2}	
Photocopying and reproduction services, including blueprinting						P				
Physical health facilities, including health clubs, gymnasiums, and weight control centers		P	P	P	P	P			P ^{1,2}	
Planned developments, business and special mixed	P-Std	P-Std	P-Std	P-Std	P-Std					P-Std
Printing and publishing establishments										P
<i>Radio and television stations and towers – new regulations to be developed</i>										P
Religious institutions, including churches, chapels, mosques, temples, and synagogues.		S	S	S	P	P			P	
Research and development businesses						S				
Restaurant, fast food		S-Std	S-Std	S-Std	S-Std					
Restaurant, standard	P-Std, S-Std	P-Std, S-Std	P-Std, S-Std	P-Std, S-Std	P-Std	P-Std	S-Std		P-Std ^{1,2}	
Retail goods stores		P	P	P	P	P	P	P	P-Std ¹	
Schools, private, elementary, middle, or high					P					
Schools, commercial, trade, vocational, music, dance, or art		P	P	P	P	P	P	P		P
Sidewalk cafes						P-Std				
Specialty convenience retail goods stores	P	P	P	P	P	P	P	P	P-Std ^{1,2}	
Storage other than accessory to permitted uses			S	S						
Supermarkets	P-Std	P-Std	P-Std	P-Std	P-Std				P ¹	
Temporary uses	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std
Theaters, indoor		S	S	S	P		S	S		
Theaters, indoor, located in shopping centers		P-Std	P-Std	P-Std	P					
Tobacco shops		P	P	P	P	P	P	P	P ¹	
Undertaking establishments and funeral parlors		P	P	P	P					
Veterinarian office					P					
Warehousing, storage and distribution facilities, including moving and storage establishments			S	S	P					P
<i>Telephone exchanges, telephone transmission equipment buildings and microwave relay towers new regulations to be developed</i>	S	S	S	S						

Notes:

Uses in the PM2 district are subject to the following provisions as indicated in the table:

- ¹ This use is permitted as a principal use only in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2.
- ² This use is permitted as an incidental use in a structure that contains business, professional or governmental offices provided that gross floor area of all incidental uses does not exceed the amount of space devoted to the first floor of a multistory structure; except, that in no case shall it exceed 33 percent of the total gross floor area.

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Proposed Table of Uses – Office and Mixed Use Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Important: see notes at end of table

Uses	Districts			
	P	MX	PM	C2P
Accessory structures and uses	A	A	A	A
Antique stores		P	P-Std	
Appliance stores including electrical and household appliances, and radio and television sales and repair		P		
Arts and crafts studios		P	P-Std	
Arts and crafts stores		P	P-Std	
Banks and financial institutions		P		
Bake shops		P-Std		
Cab stands including dispatch offices and related parking facilities		S		
Candy stores, where only candy prepackaged off the premises is sold		P		
Candy stores including candy making		P-Std		
Carpet and rug stores, retail sales only		P		
Catering establishments		P-Std		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	S	P	S	S
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities		P-Std		
Coffee shops		P-Std		
Conference facilities		S		
Convenience stores		P-Std		
Day care centers, group	S		S	S
Delicatessens		P-Std	P-Std	
Department stores		P		
Dry cleaning and laundry drop off and pick up stations			P	
Dry cleaning and laundry establishments		P		
Dwellings, multi-family	S	P-Std	S	S
Dwellings, multi-family, above the ground floor of nonresidential uses		P		
Dwellings, multi-family, containing 12 or fewer units			P-Std	
Dwellings, single-family attached	P	P-Std	P	
Dwellings, single-family detached	P		P	P
Dwellings, two-family attached	P		P	
Dwellings, two-family detached	P		P	P
Food service marts		P-Std	P-Std	
Furniture stores		P		
Garden supply, tool and seed stores		P		
<i>Governmental Uses</i>				
Offices	P	P	P	P
Other government and government-related structures, facilities and uses	S	S	S	S
Public schools and colleges	P		P	
Group homes	S		S	S

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Proposed Table of Uses – Office and Mixed Use Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Important: see notes at end of table

Uses	Districts			
	P	MX	PM	C2P
Hotels with up to forty rooms, including restaurants and conference room facilities.		P-Std		
Hotels with more than forty rooms		S		
Ice cream stores		P-Std		
Inns	S			S
Institutions for the care of the aged	S			S
Laboratories, including medical, dental, research and testing		P		
Launderettes, automatic, self service		P		
Liquor stores		S		
Markets, open air, including farmers' markets and produce markets		P-Std		
Medical appliance stores			P-Std	
Motor vehicle service stations, including fuel sales		S		
Museums and art galleries	P	P	P	
Nautical shops, retail trade		P		
Office and business service establishments		P		
Offices, business and professional, and nonprofit, educational, cultural, or civic	P-Std or S-Std, depending on lot size	P	P-Std	P
Offices, medical	P	P	P	P
Parking garages	S	P-Std, S-Std	S	
Parking lots, other than accessory	S	P-Std	P-Std	
Personal care establishments	S	P	P-Std	
Photocopying and reproduction services, including blueprinting		P		
Physical health facilities, including health clubs, gymnasiums, and weight control centers		P		
Planned developments, business and special mixed	P-Std	P-Std		
Religious institutions, including churches, chapels, mosques, temples and synagogues	P	P	P	
Research and development business, provided that there is no significant assemblage of goods or products		P		
Rest homes and nursing homes	S			S
Restaurant, fast food		S-Std		
Restaurant, standard		P-Std, S-Std	P-Std, S-Std	
Retail goods stores		P		
Schools, commercial, trade, vocational, music, dance, or art		P		
Schools, private, elementary, middle, or high	P			
Sidewalk cafes		P-Std		
Specialty convenience retail store		P	P-Std	

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Proposed Table of Uses – Office and Mixed Use Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Important: see notes at end of table

Uses	Districts			
	P	MX	PM	C2P
Supermarkets		P-Std		
Temporary uses	P-Std	P-Std	P-Std	P-Std
Theaters, indoor		P-Std		
Tobacco shops		P		
Undertaking establishments and funeral parlors	S			

Notes:

The following regulations apply to all uses in the MX District:

1. Buildings in excess of forty-six feet, but less than fifty-five feet in height are subject to the following:
 - a. Either 25 percent of the gross floor area shall be designed for retail uses, or residential uses, or a combination of retail and residential uses, alternatively, the entire ground level front facade shall be designed for retail uses, exclusive of: (i) not more than one driveway, which shall not be greater than thirty-three feet wide, required for access to parking; (ii) space required for a lobby and space required for access to upper floor uses. Retail use along the front facade shall have a minimum height of twelve feet and a minimum depth of twenty-five feet;
 - b. If surface parking is located on the zoning lot, it shall be located at the rear of the zoning lot and new structures shall be located at the front of the zoning lot. If surface parking is located adjacent to single-family residential use, dense plantings shall be installed and maintained on the zoning lot to provide an effective screen; and
 - c. Any adverse impacts on critical lane levels of service at adjoining intersections shall be mitigated by the applicant.
2. Buildings in excess of 46 feet, but less than 65 feet in height require special exception approval.
3. Uses and combinations of uses located on zoning lots of 40,000 square feet or more require special exception approval.

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Proposed Table of Uses - Residential Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses	Districts											
	R1A	R1B	R1	R2	R2- Neighbo rhood Conser vation	R3	R3- Neighbo rhood Conserv ation	R3- Neighbo rhood Conserv ation 2	R4	R4- Revitali zation	C1	C1A
Accessory buildings and uses, including signs	A	A	A	A	A	A	A	A	A	A	A	A
Apartment hotels									P-Std	P-Std		
Bed and breakfast homes					P-Std		P-Std	P-Std			P-Std	P-Std
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std							
Cemeteries	P	P	P	P	P							
Colleges, private	S	S	S	S	S	S	S	S	S	S	P	
Day care, family	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std		
Day care centers, group, in conjunction with public school facilities			A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std		
Day care centers, group, including day care centers accessory to a principal religious institution	S	S	S	S	S	S	S	S	S	S	S	
Driveways, walkways, parking or access for uses located in an adjacent nonresidential district	S	S	S	S	S	S	S	S	S	S		
Dwellings, multi-family						S	S	S	S	S	S-Std	
Dwellings, multi-family containing six or fewer dwelling units							P-Std					
Dwellings, single family attached						S	S	S	S	S	S-Std	
Dwellings, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P
Dwellings, two-family attached						S	S	S	S	S	S-Std	
Dwellings, two-family detached						P	P	P	P	P	S-Std	S
Garages and carports	A	A	A	A	A	A	A	A	A	A	A	A
Golf courses			P									
<i>Governmental Uses</i>												
Public schools and colleges	P	P	P	P	P	P	P	P	P	P	P	P
Other government and government-related structures, facilities and uses.	S	S	S	S	S	S	S	S	S	S	S	S
Greenhouses and conservatories, private (noncommercial)	A	A	A	A	A	A	A	A	A	A	A	A
Group homes											S	
Home occupations	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std
Hospitals and sanitariums	S	S	S	S	S	S	S	S	S	S	S	
Inns	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S	
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	S	S	S	S	S	S	S	S	S	S		
Institutions for the care of the aged	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	
Living quarters, detached, for persons employed on the premises	A-Std		A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std

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Proposed Table of Uses - Residential Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses	Districts											
	R1A	R1B	R1	R2	R2- Neighbo rhood Conser vation	R3	R3- Neighbo rhood Conserv ation	R3- Neighbo rhood Conserv ation 2	R4	R4- Revitali zation	C1	C1A
Mooring slip or dock, private	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A-Std	A
Museums and art galleries, including historic buildings and shrines for patriotic, cultural and educational purposes	S	S	P	P	P	P	P	P	P	P	P	P
Office or studio of a professional person											S-Std	
Philanthropic and charitable institutions, civic nonprofit organizations, and social and fraternal organizations	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	S-Std	
Planned developments, residential and special mixed	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std		
<i>Radio and television stations and towers, transmitting and receiving New regulations to be developed</i>												
Recreational and social clubs, noncommercial	S	S	S	S	S	S	S	S	S	S		
Religious institutions, including churches, chapels, mosques, temples, and synagogues.	S	S	P	P	P	P	P	P	P	P	P	P
Rest homes and nursing homes	S	S	S	S	S	S	S	S	S	S	S	
Schools, private, elementary, middle, or high	S	S	S	S	S	S	S	S	S	S		
Schools, vocational	S	S	S	S	S	S	S	S	S	S		
Stables, private (noncommercial)	A	A	A	A	A	A	A	A	A	A		
Temporary uses	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std	P-Std
Tool houses, sheds and other similar buildings for the storage of domestic supplies and equipment	A	A	A	A	A	A	A	A	A	A	A	A

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Proposed Table of Uses – Waterfront Maritime Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses		Districts			
		WMC	WMM ³	WMI ³	WME
A. Maritime uses					
1. In-water boat storage:	a. Docks, slips, piers and other facilities at which boats are berthed, only in conjunction with other maritime uses	P	P		
	b. Docks, slips, piers and other facilities at which boats are berthed, in conjunction with other maritime uses		P	P	P
	c. Yacht and sailing clubs, and member services				
	d. Sailing schools	P	P	P	P
2. On-land boat storage:	a. Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display	P		P-Std	
	b. Open areas, paved or unpaved, and structures existing as of August 24, 1987 providing for on-land boat and marine equipment storage and display		P		P
3. Boat repair and maintenance:	a. Vessel repair and maintenance	P	P	P	P
	b. Maritime engineer/mechanical repair	P	P	P	P
	c. Boat, yacht and watercraft haul-out facilities and maintenance operations	P	P	P	P
	d. Fuel storage and refueling facilities for marine craft	P	P	P	P
	e. Accessory on-land material storage	P	P	P	P
4. Marine fabrication:	a. Sail and canvas accessory manufacture	P	P	P	P
	b. Spar and rigging construction	P	P	P	P
	c. Maritime carpentry	P	P	P	P
	d. Construction and laying up of marine molds	P	P	P	P
	e. Metal casting for marine use	P	P	P	P
	f. Marine industrial welding and fabrication	P	P	P	P
5. Maritime services: functions necessary to serve in-water and on-land boat storage and working boatyards, including, but not limited to:	g. Boat manufacture	P	P	P	P
	a. Boat dealers, brokers and manufacturers' representatives	P	P	P	P
	b. Boat rentals, charters, and charters services	P	P	P	P
	c. Marine parts, supplies, accessory distributors	P	P	P	P
	d. Marine transportation and water taxis	P	P	P	P
	e. Marine documentation	P	P	P	P
	f. Boat show management and promotion	P	P	P	P
	g. Nautical component servicing	P	P	P	P
	h. Yacht designers	P	P	P	P
	i. Marine surveyors	P	P	P	P
6. Maritime retail: display, sale and storage of marine parts, supplies, accessories, and provision of other goods including, but not limited to:	a. Marine hardware	P	P	P ^{1,2}	P ^{1,2}
	b. Fishing tackle	P	P	P ¹	P ^{1,2}
	c. Marine chandleries	P	P	P ¹	P ^{1,2}
	d. Yacht furniture	P	P	P ¹	P ^{1,2}
	e. Marine maps, magazines, catalogues and other publications				P ^{1,2}
	f. Maritime retail			A-Std	A-Std
7. General maritime: general office and research functions contributing to maritime activities	a. Marine salvage, testing, research and environmental services	P	P		
	b. Marine salvage, testing, and environmental services				P ^{1,2}
	c. Maritime associations	P	P		P ^{1,2}

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Proposed Table of Uses – Waterfront Maritime Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses		Districts			
		WMC	WMM ³	WMI ³	WME
including, but not limited to:	d. Oceanographic laboratories and experimental facilities	P	P		P ^{1, 2}
	e. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices	P	P		P ^{1, 2}
	f. Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services	P	P		P ^{1, 2}
	g. Specialized professional services to the maritime industry	P	P		P ^{1, 2}
	h. Marine transport operations, including shipping offices	P	P		P ^{1, 2}
	i. Marine photography, printmaking and chart-making	P	P		P ^{1, 2}
	j. Yacht and sailing club offices	P	P		P ^{1, 2}
	k. Yacht finance	P	P		P ^{1, 2}
	l. Maritime service organizations		P		P ¹
	m. Boat show management				P ²
8. Maritime institutions:	a. Marine educational facilities	P			P ²
	b. Marine museums and aquariums	P			P ²
	c. Maritime service organizations	P	P		
9. Seafood industrial:	Landing, distribution, processing, brokerage, wholesale and retail sales of fish and shellfish		P	P	P
B. Other uses:					
Accessory uses		P	P		
Delicatessen				A-Std	A-Std
<i>Governmental uses:</i>					
Parks and recreation facilities		P		P	P
Parking structures as accessory to permitted maritime uses on a separate zoning lot			S-Std		
Planned developments, business and special mixed			P-Std	P-Std	P-Std
Restaurant, standard		S-Std	S-Std		S-Std
Retail sales of non maritime-related goods		S-Std	S-Std		
Temporary uses		P-Std	P-Std	P-Std	P-Std
Transient boater services, such as laundry, pool, recreation facilities and sales of convenience items				A-Std	

¹ This use is permitted only on lots without waterfront frontage as of August 24, 1987.

² This use is permitted in buildings located within one hundred feet of the shoreline, provided that the use does not exceed 25 percent of the gross floor area of the lot.

³ In the WMM and WMI districts non water-dependent buildings, structures, or parking are permitted within the 100-foot maritime use setback only if they meet certain bulk requirements. See Division III **ADD REFS TO CHAPTERS FOR WMM AND WMI DISTRICTS.**

DRAFT

Chapter 21.50 Bulk Regulations Tables

Note that the table notes are being added as needed, the order in which they appear in the tables will need to be corrected in the final version of the Code

Page: 1

[CG1] This section adapted from Chapters 21.10 and 21.28

Page: 2

[CG2] Added in response to frequent comments that these regulations are not currently cross referenced.

Page: 2

[CG3] Modified from existing provision 21.06.130, by deleting FAR provision that has not been used.

Page: 2

[CG4] This section is a redrafting of existing sections 21.10.050 and 21.10.060. These sections are repeated with almost identical wording in the business, conservation, and waterfront districts. The language of the two sections is difficult to follow. The redraft reflects how the Department of Planning interprets the sections. The one change in the redrafted regulation compared to current practice would be that the front yard for a new building could be less than what is required in the underlying zoning district if the established front yard is less. Testing indicates this would occur rarely, and subsection 5.c.iii. is available to mitigate against a front yard that would be out of character with the block face as a whole.

Page: 2

[CG5] Under the current code, for example, the EFY regulation does not apply in the I1 district.

Page: 4

[CG6] These provisions moved from 21.10.

Page: 4

[CG7] This language appears in most of the residential zoning districts e.g. 21.12.30.

Page: 4

[CG8] This language appears in most of the residential zoning districts e.g. 21.12.40

Page: 4

[CG9] Deleted reference in 21.10.040 to R3, R4 and R5 districts: provision applies to all attached units, including in C1.

Page: 5

[CG10] This section moved from 21.12.50.C. Also appears in R1A and R1B regulations. The last sentence only appears in the R1A but presumably is also applicable to the R1 and R1B.

Page: 5

[CG11] Moved from 21.10.070.

Page: 6

[CG12] New.

Page: 6

[CG13] Former RC (Eastport) overlay

Page: 7

[CG14] This section adapted from 21.69.030

Page: 8

[CG15] Former NC overlay.

Page: 9

[CG16] Former RC Overlay2, adopted November 26, 2001.

Page: 10

[CG17] This section adapted from 21.69A.030

Page: 11

[CG18] Former RR district, adopted September 9, 1996.

Page: 12

[CG19] This section adapted from 21.69A.030

Page: 14

[CG20] From former 21.28.040

Page: 14

[CG21] From 21.28.050.

Page: 14

[CG22] Purpose statement reworded in keeping with prior code, but also incorporating language that was in the purpose statement for the B1A district (21.32.010). 7,000 sf limit moved to the bulk regulations table.

Page: 15

[CG23] Keep this provision? Permit some outdoor sales? Also review B2 district.

Page: 15

[CG24] Purpose statement reworded to remove references to the B1 district, since the proposed code is not pyramidal.

Page: 16

[CG25] Moved from former 21.71.030

DRAFT
Bulk Regulations Table R1-A District

	Lot Dimensions (Minimum)		Yards (Minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, (percent)
Permitted uses, special exception uses, and uses subject to specific standards	Area (sq. ft. or acres) ⁵	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	21,780	100	40	12	25	40	2.5 stories not to exceed 35 feet	30		
Dwellings, single family detached	21,780	100	40	12	25	40		30		
Educational institutions	5 acres	200	50 feet from all property lines					60	0.25	
Governmental uses	6									
Health and medical institutions	2 acres	150	50 ¹	20 ³	35 ³	75			0.5	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	6					6	0.25	
Museums and art galleries	2 acres	150	50 ¹	20 ³	35 ³	75		60	0.4	
Philanthropic and charitable institutions	40,000	120	50 ¹	12 ³	35 ³	50		60	0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	40,000	120	6					6		
Religious institutions	40,000	120	50 ¹	12 ³	35 ³	50		60	0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			45	12 ⁴	25	5				
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							
Living quarters, detached, for persons employed on the premises	31,000	125	30	10	20	35				
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							

DRAFT
Bulk Regulations Table R1-A District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (Minimum)		Yards (Minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, (percent))
	Area (sq. ft. or acres) ⁵	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Off-street parking spaces for single-family detached dwellings			20	12	10	0				
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required.

⁵ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by twenty percent.

⁶ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

DRAFT
Bulk Regulations Table R1-B District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum , percent)
	Area, (sq. ft. or acres) ⁵	Width, (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	12,500	80	30	10	15	40	2.5 stories not to exceed 35 feet	30		
Dwellings, single family detached	12,500	80 ¹	30	10	15	40	2.5 stories not to exceed 35 feet	30		
Educational institutions	5 acres	200	50 feet from all property lines					60	0.25	
Governmental uses	6									
Health and medical institutions	2 acres	150	50 ²	20 ³	35 ³	75			0.5	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	6					6	0.25	
Museums and art galleries	2 acres	150	50 ²	20 ³	35 ³	75		60	0.4	
Philanthropic and charitable institutions	40,000	120	50 ²	20 ³	35 ³	50		60	0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc										
Recreational and social clubs	40,000	120	6					6		
Religious institutions	40,000	120	50 ¹	12 ²	35 ²	50		60	0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	10 ⁴	15	10				
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Off-street parking spaces for single-family detached dwellings			10	10	5	5				

DRAFT
Bulk Regulations Table R1-B District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ⁵	Width, (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ In addition, for waterfront lots, 40 feet at mean high water line.

² Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required.

⁵ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred feet, the required area may be reduced by twenty percent.

⁶ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

DRAFT
Bulk Regulations Table R1 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area (sq. ft. or acres) ⁴	Width (ft)	Front (ft) ⁵	Interi or Side (ft) ⁶	Corner Side (ft) ⁶	Rear (ft)	Height (stories and feet) ⁸	Maximum Lot Coverage (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	7,000	60	25	8	20	30	2.5 stories not to exceed 35 feet			
Dwellings, single family detached	7,000	60	25	8	20	30	2.5 stories not to exceed 35 feet			
Educational institutions	5 acres	200	50 feet from all property lines						0.4	
Governmental uses										
Health and medical institutions	40,000	150	50 ¹	20 ²	35 ²	75			0.5	
Inns	2 acres		i. Minimum setback from any street: 50 ft ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200							0.25	
Museums and art galleries	2 acres	150	50 ¹	20 ²	35 ²	75			0.4	
Philanthropic and charitable institutions	40,000	120	50 ¹	12 ²	35 ²	50			0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc										
TO BE DEVELOPED										
Recreational and social clubs	40,000	120							0.4	
Religious institutions	40,000	120	50 ¹	12 ²	35 ²	50				
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	8 ³	20	5	⁹			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							
Living quarters, detached, for persons employed on the premises	10,000	75	30	10	20	35	⁹			
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all other property lines							

DRAFT
Bulk Regulations Table R1 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area (sq. ft. or acres) ⁴	Width (ft)	Front (ft) ⁵	Interi or Side (ft) ⁶	Corner Side (ft) ⁶	Rear (ft)	Height (stories and feet) ⁸	Maximum Lot Coverage (percent)	Floor Area Ratio	
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Notes

¹ Plus one foot for each three feet by which the building width exceeds 40 feet.

² Plus one foot for each two feet by which the building height exceeds 15 feet.

³ Unless the entire structure is located on the rear 25 percent of the lot, in which case only five feet is required.

⁴ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

⁵ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.[CG1]

⁶ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width. [CG2]

⁷ As specified by the decision-making body official through the zoning decision-making process set forth in Division II, Administration.

⁸ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table[CG3].

⁹ i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design[CG4].

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[CG1] See lengthy comment on established front yard in Division III.

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[CG2] This is a new provision designed to protect community character by requiring larger lots to provide proportionately larger side yards. The provision has proven effective in Eastport and would apply in the R1, R2 and R3 districts.

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[CG3] These are new provisions designed to protect community character by requiring new construction to be of similar height to existing buildings. The provision has proven effective in Eastport and would apply in the R1, R2 and R3 districts.

Page: 2

[CG4] These are also new provisions designed to protect community character by limiting the maximum height of accessory structures. The provisions have proven effective in Eastport and also apply to other uses such as inns. The provisions would apply in the R1, R2 and R3 districts.

DRAFT
Bulk Regulations Table R2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ⁷	Corner Side (ft) ⁷	Rear (ft)	Height, (stories and feet) ⁸	Lot Coverage, (percent)	Floor Area Ratio	
Cemeteries	5 acres	200								
Day care centers, group	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Dwellings, single family detached	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Educational institutions	5 acres	200	50 feet from all property lines						0.4	
Governmental uses										
Health and medical institutions	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill	5 acres	200	5						0.25	
Museums and art galleries	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Philanthropic and charitable institutions	20,000	100	35 ²	10 ³	25 ³	50			0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	20,000	100	5						0.4	
Religious institutions	20,000	100	35 ²	10 ³	35 ³	40			0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table			30	6 ⁴	15	2	9			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Living quarters, detached, for persons employed on the premises	7,200	60	30	10	20	35	9			
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							

DRAFT
Bulk Regulations Table R2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ⁷	Corner Side (ft) ⁷	Rear (ft)	Height, (stories and feet) ⁸	Lot Coverage, (percent)	Floor Area Ratio	
Off-street parking spaces for single-family detached dwellings			20	12	10	0				
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

² Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁵ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

⁶ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

⁷ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.

⁸ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

⁹ i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

DRAFT
Bulk Regulations Table R2-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ^{7, 8}	Corner Side (ft) ^{7, 8}	Rear (ft)	Height, (stories and feet) ⁹	Lot Coverage, (percent)	Floor Area Ratio	
Bed and breakfast homes	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Cemeteries	5 acres	200								
Day care centers, group	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Dwellings, single family detached	5,400	50	25	6	15	30	2.5 stories not to exceed 35 feet			
Educational institutions	5 acres	200	50 feet from all property lines						0.4	
Governmental uses	5									
Health and medical institutions	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Inns	2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill.	5 acres	200	5						0.25	
Museums and art galleries	40,000	120	50 ²	15 ³	35 ³	50			0.4	
Philanthropic and charitable institutions	20,000	100	35 ²	10 ³	25 ³	50			0.4	
Planned developments	Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED										
Recreational and social clubs	20,000	100	5						0.4	
Religious institutions	20,000	100	35 ²	10 ³	35 ³	40			0.4	
Accessory Uses										
Buildings accessory to single-family dwellings, other than specified elsewhere in this table			30	6 ⁴	15	2	¹⁰			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							

DRAFT
Bulk Regulations Table R2-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
	Area, (sq. ft. or acres) ¹	Width, (ft)	Front (ft) ⁶	Interior Side (ft) ^{7, 8}	Corner Side (ft) ^{7, 8}	Rear (ft)	Height, (stories and feet) ⁹	Lot Coverage, (percent)	Floor Area Ratio	
Living quarters, detached, for persons employed on the premises	7,200	60	30	10	20	35	10			
Mausoleums, crematories and columbariums in cemeteries			Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Off-street parking spaces for single-family detached dwellings			20	12	10	0				
Stables, private (noncommercial)	2 acres	225	150	100	75	100				
Mooring slip			No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

² Plus one foot for each three feet by which the building width exceeds 40 feet.

³ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁴ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁵ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

⁶ i. The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

ii. Building additions may maintain the front yard of the existing structure.

iii. If a structure is demolished for the purposes of new construction, the new structure must maintain either the front yard of the previously demolished structure or the front yard as required under subsection i) of this note.

⁷ i) All lots: each side yard shall meet the minimum requirement set forth in the table.

ii) Lots 50 feet or greater in width: the total of both side yards must equal at least 20 percent of the lot width.

⁸ Rearward building additions may maintain the side yard of the existing structure, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.

⁹ i. Except as provided in subsections ii. and iii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

iii. The Director of Planning and Zoning may grant a 10 percent adjustment to the average height of all structures on the block face in subsection i. of this note, pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code. This adjustment shall not be construed to permit buildings greater in height than the maximum height allowed in the district.

¹⁰ i. Within two feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet. The cornice height may be increased to 10 feet and the ridge height to 20 feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

DRAFT
Bulk Regulations Table R3 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ^{10, 15}	Corner Side (ft) ^{10, 15}	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Day care centers, group		5,400	50	25	6	15	30			0.75	
Dwellings, multifamily	3,600 ²		50	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family detached		5,400	50	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, two-family detached		7,200 ¹⁴	50 ¹⁴	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses		13									
Health and medical institutions		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.2	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	13							
Museums and art galleries		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁶	25 ⁶	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21. 24.									
Radio and TV towers etc TO BE DEVELOPED											
Recreational and social clubs		20,000	100	13							
Religious institutions		20,000	100	50 ³	15 ⁶	35 ⁶	50		60	1.0	

DRAFT
Bulk Regulations Table R3 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ^{10, 15}	Corner Side (ft) ^{10, 15}	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				20	5 ⁷	15	2	¹²			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mooring slip				No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

² The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.

⁶ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁷ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁸ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.

⁹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

¹⁰ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.

¹¹ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table

¹² i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of sixteen feet and a ridge height of compatible design.

¹³ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

¹⁴ If the lot is to be subdivided, a minimum lot area of 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

¹⁵ In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

DRAFT
Bulk Regulations Table R3-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ¹⁰	Corner Side (ft) ¹⁰	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Day care centers, group		5,400	50	25	6	15	30			0.75	
Dwellings, multifamily	3,600 ²		50	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, multifamily, containing six or fewer dwelling units (see also Chapter Standards for Uses Subject to Standards) ADD REF DIV V	1,800										20
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family detached		5,400	50	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, two-family detached		7,200 ¹⁴	60 ¹⁴	25	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses		13									
Health and medical institutions		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.2	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	13							
Museums and art galleries		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁶	25 ⁶	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED											

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Bulk Regulations Table R3-Neighborhood Conservation District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft) ¹⁰	Corner Side (ft) ¹⁰	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Recreational and social clubs		20,000	100	13							
Religious institutions		20,000	100	50 ³	15 ⁶	35 ⁶	50		60	1.0	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				20	5 ⁷	15	2	12			
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mooring slip				No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.

² The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.

⁶ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁷ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁸ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.

⁹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

¹⁰ Each side yard shall meet the minimum requirement set forth in the table, and the total of both side yards must equal at least 20 percent of the lot width.

¹¹ i. Except as provided in subsection ii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.

ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.

¹² i. Within five feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet.

ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of sixteen feet and a ridge height of compatible design.

¹³ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

¹⁴ If the lot is to be subdivided, a minimum lot area of 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

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Bulk Regulations Table R3- Neighborhood Conservation 2 District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Bed and breakfast homes		5,400	50	25	5 ¹⁰	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Day care centers, group		5,400	50	25	6 ¹⁰	15	30			0.75	
Dwellings, multifamily	3,600 ²		50	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, single family detached		5,400	50	25	5 ¹⁰	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15 ⁵	30	3.5 stories not to exceed 35 feet		1.2 ⁸	
Dwellings, two-family detached		7,200 ¹⁴	60 ¹⁴	25	5 ¹⁰	15	30	2.5 stories not to exceed 35 feet		1.0 ⁸	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses		13									
Health and medical institutions		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.2	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	13							
Museums and art galleries		40,000	120	50 ³	15 ⁶	35 ⁶	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁶	25 ⁶	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED											
Recreational and social clubs		20,000	100	13							

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Bulk Regulations Table R3- Neighborhood Conservation 2 District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ⁹	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Height, (stories and feet) ¹¹	Lot Coverage, (percent)	Floor Area Ratio	
Religious institutions		20,000	100	50 ³	15 ⁶	35 ⁶	50		60	1.0	
Accessory Uses											
Buildings accessory to single-family dwellings				20	5 ⁷	15	2	12		0.25 of the principal structure	
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
- ² The minimum total zoning lot area is 5,400 square feet. For multi-family and single-family attached uses the maximum number of dwelling units per structure is 10.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁷ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁸ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ⁹ i) The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant Chapter 21.38.
ii) Building additions may maintain the front yard of the existing structure.
iii) If a structure is demolished for the purposes of new construction, the new structure must maintain either the front yard of the previously demolished structure or the front yard as required under subsection i) of this note.
- ¹⁰ Rearward building additions may maintain the side yard of the existing structure, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.
- ¹¹ i. Except as provided below in subsection ii., no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
ii. The height of an addition built behind the ridgeline of an existing structure shall not exceed the height limitation of the underlying zone.
- ¹² Maximum cornice height of eight feet and maximum ridge height of 16 feet. These limits are subject to adjustment in one of two ways:
i. The cornice height may be increased to 10 feet and the ridge height to 20 feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.
ii. The cornice and ridge heights may increase one foot for each one foot of additional setback beyond two feet up to a maximum cornice height of 10 feet and a maximum ridge height of 20 feet.
- ¹³ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹⁴ If the lot is to be subdivided, a minimum lot area of 3,600 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

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Bulk Regulations Table R3- Neighborhood Conservation 2 District

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Bulk Regulations Table R4 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft)	Interior Side (ft) ¹²	Corner Side (ft) ¹²	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Apartment hotels	1,700 ²		40	20 ³	5 ⁴	10 ⁵	30			2.0 ⁶	
Day care centers, group		5,400	50	25	6	15	30			0.75	
Dwellings, multifamily	1,700 ²		40	20 ³	5 ⁴	10 ⁵	30			2.0 ^{6, 9}	
Dwellings, single family attached	1,700 ²		16	20 ³	5 ⁴	10 ⁵	30			2.0 ^{6, 9}	
Dwellings, single family detached		4,800	40	15	5	15	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Dwellings, two-family attached	1,700 ²		16	20 ³	5 ⁴	10 ⁵	30			2.0 ^{6, 9}	
Dwellings, two-family detached		4,800 ¹¹	40 ¹¹	20 ³	5 ⁴	10 ⁵	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Educational institutions		5 acres	200	50 feet from all property lines						0.75	
Governmental uses		10									
Health and medical institutions		40,000	120	50 ³	15 ⁷	35 ⁷	50			1.8	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	10							
Museums and art galleries		40,000	120	50 ³	15 ⁷	35 ⁷	50			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	10 ⁷	25 ⁷	50			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED											
Recreational and social clubs		20,000	100	10							
Religious institutions		20,000	100	35 ³	10 ⁷	25 ⁷	40			1.0	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				15	5 ⁸	10	2				
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							

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Bulk Regulations Table R4 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft)	Interior Side (ft) ¹²	Corner Side (ft) ¹²	Rear (ft)	Height, (stories and feet)	Lot Coverage, (percent)	Floor Area Ratio	
Living quarters, detached, for persons employed on the premises				25	5	15	35				
Mooring slip				No requirement							

Table Notes

¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than two hundred feet, the required area may be reduced by twenty percent.

² The minimum total zoning lot area is 4,800 square feet. If 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be 1,000 square feet per dwelling unit.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.

⁶ If 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.

⁷ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁸ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.

⁹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.

¹⁰ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

¹¹ If the lot is to be subdivided, a minimum lot area of 2,400 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.

¹² In the case of resubdivision of improved zoning lots, side yard requirements do not apply between attached buildings.

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Bulk Regulations Table R4-Revitalization District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ¹²	Interior Side (ft) ¹³	Corner Side (ft)	Rear (ft) ¹⁵	Height, (stories and feet) ¹⁶	Lot Coverage, (percent)	Floor Area Ratio	
Apartment hotels	1,700 ²		40	20 ³	5	¹⁴	30			2.0 ⁶	
Day care centers, group		5,400	50	25	5	¹⁴	30			0.75	
Dwellings, multifamily	1,700 ²		40	20 ³	5	¹⁴	30			2.0 ^{6, 9}	
Dwellings, single family attached	1,700 ²		16	20 ³	5	¹⁴	30			2.0 ^{6, 9}	
Dwellings, single family detached		4,800	40	15	5	¹⁴	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Dwellings, two-family attached	1,700 ²		16	20 ³	5	¹⁴	30			2.0 ^{6, 9}	
Dwellings, two-family detached		4,800 ¹¹	40 ¹¹	20 ³	5	¹⁴	30	2.5 stories not to exceed 35 feet		1.0 ⁹	
Educational institutions		5 acres	200	50	5	¹⁴				0.75	
Governmental uses		10									
Health and medical institutions		40,000	120	50 ³	5	¹⁴	30			1.8	
Inns		2 acres		i. Minimum setback from any street: 50 feet ii. Minimum setback from adjacent single-family development: 75 feet iii. All other yards: 30 feet				2.5 stories not to exceed 35 feet	10		50
Institutions for the care or treatment of alcoholics, drug addicts and the mentally ill		5 acres	200	10							
Museums and art galleries		40,000	120	50 ³	5	¹⁴	30			1.0	
Philanthropic and charitable institutions		20,000	100	35 ³	5	¹⁴	30			1.0	
Planned developments		Bulk regulations shall be determined through the planned development process, pursuant to Chapter 21.24.									
Radio and TV towers etc TO BE DEVELOPED						¹⁴					
Recreational and social clubs		20,000	100	10							
Religious institutions		20,000	100	35 ³	5	¹⁴	30			1.0	
Accessory Uses											
Buildings accessory to single-family dwellings, other than as specified elsewhere in this table				15	5 ⁸	10	2	¹⁷			

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Bulk Regulations Table R4-Revitalization District

Permitted uses, special exception uses, and uses subject to specific standards	Density, (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Coverage, Floor Area Ratio (maximum)			Open Space (minimum, percent)
		Area (sq. ft. or acres) ¹	Width (ft)	Front (ft) ¹²	Interior Side (ft) ¹³	Corner Side (ft)	Rear (ft) ¹⁵	Height, (stories and feet) ¹⁶	Lot Coverage, (percent)	Floor Area Ratio	
Clubhouses and other structures on the grounds of private clubs, golf courses, polo and tennis clubs				Minimum of 150 feet from the nearest residential property line, 25 feet from all others.							
Living quarters, detached, for persons employed on the premises				25	5	15	35	17			
Mooring slip				No requirement							

Table Notes

- ¹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the required area may be reduced by 20 percent.
- ² The minimum total zoning lot area is 4,800 square feet. If 75 percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be 1,000 square feet per dwelling unit.
- ³ Plus one foot for each three feet by which the building width exceeds 40 feet.
- ⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.
- ⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.
- ⁶ If 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 2.2.
- ⁷ Plus one foot for each two feet by which the building height exceeds 15 feet.
- ⁸ Unless the entire structure is located on the rear 25 percent of the lot, in which case only two feet is required.
- ⁹ Where the front, side or rear lot line of a residential lot adjoins an accessible and usable common or public open space which is at least five acres in area and of a depth perpendicular to the lot line of not less than 200 feet, the floor area ratio may be increased by 20 percent.
- ¹⁰ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.
- ¹¹ If the lot is to be subdivided, a minimum lot area of 2,400 square feet and a minimum lot width of 30 feet per dwelling unit shall be provided.
- ¹² i) The front yard for principal uses shall be the lesser of the minimum specified in the table or the established front yard pursuant to Chapter 21.38.
ii) Building additions may maintain the front yard of the existing structure.
iii) If a structure is demolished for the purposes of new construction, the new structure must maintain either the front yard of the previously demolished structure or the front yard as required under subsection i) of this note.
- ¹³ Rearward building additions may maintain the side yard of an existing structure, except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum side yard set forth in the table shall be provided.
- ¹⁴ Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In such cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.
- ¹⁵ Building additions may maintain the rear yard of an existing structure except that if such addition will impair an adequate supply of light and air to adjacent property or will impede the exterior maintenance of adjacent property, the minimum rear yard set forth in the table shall be provided.
- ¹⁶ i. Except as provided in subsections ii. and iii. of this note, no building shall exceed the lesser of either the maximum height in the bulk regulations table or the average height of all structures on the block face.
ii. New construction behind the ridgeline (i.e., roofline) of an existing structure, or if no structure is extant, behind the average front setback of ridgelines on the block face, may maintain the height limitation in the bulk regulations table.
iii. The Director of Planning and Zoning may grant a 10 percent adjustment to the average height of all structures on the block face in subsection i. of this note, pursuant to the

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Bulk Regulations Table R4-Revitalization District

procedures set forth in Chapter 21.18 of this Zoning Code. This adjustment shall not be construed to permit buildings greater in height than the maximum height allowed in the district.

- ¹⁷ i. Within two feet of any property line except rear property lines adjacent to an alley: maximum cornice height of eight feet and maximum ridge height of 16 feet. The cornice height may be increased to 10 feet and the ridge height to 20 feet upon findings by the Planning and Zoning Director that a) physical constraints exist or that the allowance is necessary in order to achieve compatible design, and b) the purpose of this Zoning Code will not be jeopardized.
- ii. The cornice and ridge heights of an accessory structure may increase one foot for each one foot of additional setback beyond two feet up to a maximum height of two stories and/or a cornice height of 16 feet and a ridge height of compatible design.

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Bulk Regulations Table C1 District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, maximum (feet)
		Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	
Bed and breakfast homes		3,600	25	¹	²	³	30	45 ⁴
Day care centers, group		3,600	25	¹	²	³	30	45 ⁴
Dwellings, multifamily	1,800	3,600	25	¹	²	³	30	45 ⁴
Dwellings, single family attached	1,800	3,600	25	¹	²	³	30	45 ⁴
Dwellings, single family detached		3,600	25	¹	²	³	30	45 ⁴
Dwellings, two-family attached	1,800	3,600	25	¹	²	³	30	45 ⁴
Dwellings, two-family detached	1,800	3,600	25	¹	²	³	30	45 ⁴
Educational institutions		20,000	90	¹	²	³	30	45 ⁴
Governmental uses		10,000	70	¹	²	³	30	45 ⁴
Group homes		3,600	25	¹	²	³	30	45 ⁴
Health and medical institutions		10,000	70	¹	²	³	30	45 ⁴
Museums and art galleries		20,000	90	¹	²	³	30	45 ⁴
Philanthropic and charitable institutions		5,400	50	¹	²	³	30	45 ⁴
Radio and TV towers etc TO BE DEVELOPED								
Religious institutions		10,000	70	¹	²	³	30	45 ⁴
Accessory Uses								
Accessory buildings and structures		Per the principal use		¹	⁵	³	2	45 ⁴
Mooring slip				No requirement				

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Side yards are not required, but where a side yard is provided it shall be not less than five feet.

³ Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

⁴ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁵ Unless the entire accessory structure is located on the rear 25 percent of the lot, in which case only two feet is required.

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Bulk Regulations Table C1-A District

Permitted uses, special exception uses, and uses subject to specific standards	Density (maximum, expressed as minimum sq. ft. of lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height (maximum, feet)
		Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	
Bed and breakfast homes		3,600	25	1	2	3	30	4
Dwellings, single family detached		3,600	25	1	2	3	30	4
Dwellings, two-family detached	1,800	3,600	25	1	2	3	30	4
Educational institutions		20,000	90	1	2	3	30	4
Governmental uses		10,000	70	1	2	3	30	4
Museums and art galleries		20,000	90	1	2	3	30	4
Radio and TV towers etc TO BE DEVELOPED								
Religious institutions		10,000	70	1	2	3	30	4
Accessory Uses								
Accessory buildings		Per the principal use		1	5 ⁵	3	2	4
Mooring slip				No requirement				

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Side yards are not required, but where a side yard is provided it shall be not less than five feet.

³ Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

⁴ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁵ Unless the entire accessory structure is located on the rear 25 percent of the lot, in which case only two feet is required.

DRAFT
Bulk Regulations Table B1 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Yards (minimum)				Floor Area (maximum, square feet)	Floor Area Ratio (maximum)	Height	Location
		Front (ft) ¹	Interi or Side (ft)	Corner Side (ft)	Rear (ft)				
Business establishment	2,400	15 ²	0 ²	15 ²	0 ²	7,000 ³	1.5	2.5 stories not to exceed 35 feet	⁴
Dwellings, multi-family, above the ground floor of non residential uses	2,400 per dwelling unit ⁵	Per business establishments			30				⁶
Dwellings, single-family detached	4,800	15	5	10	30		1.5		
Group homes	4,800	15	5	15	30		1.5		
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.								

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.[CG1]

² In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

Situation	Required transitional yard
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard

³ Per business establishment, exclusive of floor area devoted to off-street parking and loading facilities.

⁴ Business uses are not permitted on any floor above the ground floor, except in those buildings or structures where dwelling units are not established.

⁵ In addition to the area for the business establishment.

⁶ Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

Page: 1

[CG1] See lengthy comment on established front yard in Division III.

DRAFT
Bulk Regulations Table B2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Yards (minimum)				Floor Area Ratio (maximum)	Location
		Front (ft) ¹	Interi or Side (ft)	Corner Side (ft)	Rear (ft)		
Business establishment		0 ²	0 ²	0 ²	0 ²	2.0	
Dwellings, multi-family, above the ground floor of non residential uses	1,800 per dwelling unit ³	Per business establishments					⁴
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.						

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

² In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.

Situation	Required transitional yard	Additional requirements
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard	No building or structure in a shopping center shall be located within 100 feet of either a city or county residential district boundary line.
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard	
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard	
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard	
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard	
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard	
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard	

³ In addition to the area for the business establishment.

⁴ Dwelling units in conjunction with business establishments are not permitted below the second floor of buildings.

DRAFT
Bulk Regulations Table B3 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Yards (minimum)				Floor Area Ratio (maximum)
		Front (ft) ¹	Interi or Side (ft)	Corner Side (ft)	Rear (ft)	
Business establishment	0	30 ²	0	0 ²	0 ²	2.4
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.					

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

² No building or structure in the B3 district shall be located within 100 feet of either a city or county residence district boundary line, unless the building or structure is effectively screened from the residence district property by a wall, fence or densely planted compact plantings, as determined through the site plan design review process. In the event of screening, the transitional yard requirements in the following table shall apply:

Situation	Required transitional yard	Additional requirements
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard	No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line.
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard	
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard	
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard	
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard	
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard	
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard	

DRAFT
Bulk Regulations Table B3-CD Corridor Design District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum) (sq. ft.)	Yards (minimum)				Floor Area Ratio (maximum)	Bufferyards
		Front (ft) ¹	Interi or Side (ft)	Corner Side (ft)	Rear (ft)		
Business establishment	0	30 ²	0	0 ²	0 ²	2.4	See Table Notes for bufferyard requirements.
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.						

Table Notes

¹ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

² **Transitional yards.** No building or structure in the B3-CD district shall be located within 100 feet of either a city or county residence district boundary line, unless the building or structure is effectively screened from the residence district property by a wall, fence or densely planted compact plantings, as determined through the site design plan review process. In the event of screening, the transitional yard requirements in the following table shall apply:

Situation	Required transitional yard	Additional requirements
Extension of the front lot line would coincide with the front lot line of an adjacent lot located in a residential district	25-foot front yard	No building or structure in a shopping center shall be located within 125 feet of a residential district boundary line.
Extension of a side lot line would coincide with the front lot line of an adjacent lot located in a residential district	15-foot side yard	
Extension of a side lot line would coincide with a side lot line of an adjacent lot located in a residential district	15-foot side yard	
Interior side yard coincides with a side lot line in an adjacent residential district	10-foot side yard	
Interior side yard coincides with a rear lot line in an adjacent residential district	10-foot side yard	
Rear yard coincides with side lot line in an adjacent residential district	10-foot rear yard	
Rear yard coincides with rear lot line in an adjacent residential district	30-foot rear yard	

DRAFT
Bulk Regulations Table B3-CD Corridor Design District

Bufferyards

1. Bufferyards shall be provided as set forth in the following table:
2. Deciduous street trees shall be planted, to the extent possible, with a maximum spacing of 15 feet.

Situation of lot	Minimum bufferyard	Additional requirements
Adjacent to streets designated minor arterials in the city Comprehensive Plan.	20 feet depth along the public right-of-way	<ol style="list-style-type: none"> 1. Bufferyard trees shall be deciduous canopy trees, except that if such trees will interfere with overhead utilities, understory (ornamental trees) may be substituted. 2. Special Provisions for automobile dealerships. <ol style="list-style-type: none"> a. Automobile dealerships that provide additional 25 percent depth of right-of-way buffer may place display pads within the buffer provided the following criteria are met: <ol style="list-style-type: none"> i. Minimum five feet green area between the front of the display pad and the adjacent lot line; ii. 12 feet landscaped area between display pads; and iii. Display pads must be accessible from the interior of the lot. 3. Any expansion in width of a right-of-way bufferyard may be counted toward satisfying the interior landscaping requirements of this chapter.
Adjacent to streets designated collector or local streets in the city comprehensive plan:	15 feet depth along public right-of-way	
Abutting residentially zoned land	20 feet depth. This depth may be reduced, if fences, walls, berms or other screening devices are used.	
Between nonresidentially zoned land.	10-foot width along the length of the side lot line between the separate uses (five feet on each property sharing the common lot line)	The minimum bufferyard may be waived in the event of shared access, or driveways between uses.

DRAFT
Bulk Regulations Table BCE District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, acres or sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height
			Front (ft)	Interi or Side (ft)	Corner Side (ft)	Rear (ft)	
All uses unless otherwise listed in this table	5,400	0	No minimum yard requirements except for required bufferyards as set forth in the Table Notes.				a. Structures located less than 50 feet from residentially zoned land: 2.5 stories not to exceed 35 feet. b. Structures located 50 feet or more from residentially zoned land: four stories not to exceed 45 feet.
Motor vehicle sales	1.5 acres	150					
Educational and cultural institutions	20,000 sf	90					
Religious institutions	20,000 sf	90					
Hotels, motels, and inns	1 acre	200					
Other uses	Bulk regulations shall be determined through the site design plan review, planned development, or special exception processes, pursuant to Chapters 21.22, 21.24, and 21.26.						

Table Notes

Bufferyards

1. Bufferyards shall be provided as set forth in the following table:
2. Deciduous street trees shall be planted, to the extent possible, with a maximum spacing of 15 feet.

Situation of lot	Minimum bufferyard	Additional requirements
Adjacent to streets designated minor arterials in the city comprehensive plan.	20 feet depth along the public right-of-way	<ol style="list-style-type: none"> 1. Bufferyard trees shall be deciduous canopy trees, except that if such trees will interfere with overhead utilities, understory (ornamental trees) may be substituted. 2. Special Provisions for automobile dealerships. <ol style="list-style-type: none"> a. Automobile dealerships that provide additional 25 percent depth of right-of-way buffer may place display pads within the buffer provided the following criteria are met: <ol style="list-style-type: none"> i. Minimum five feet green area between the front of the display pad and the adjacent lot line; ii. 12 feet landscaped area between display pads; and iii. Display pads must be accessible from the interior of the lot. 3. Any expansion in width of a right-of-way bufferyard may be counted toward satisfying the interior landscaping requirements of this chapter.
Adjacent to streets designated collector or local streets in the city comprehensive plan:	15 feet depth along public right-of-way	
Abutting residentially zoned land	20 feet depth. This depth may be reduced, if fences, walls, berms or other screening devices are used.	

DRAFT
Bulk Regulations Table BCE District

Between non-residentially zoned land.	10-feet width along the length of the side lot line between the separate uses (five feet on each property sharing the common lot line)	The minimum bufferyard may be waived in the event of shared access, or driveways between uses.
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DRAFT
Bulk Regulations Table BR District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Lot width (minimum, feet)	Yards (minimum) ¹				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interi or Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	520	15	<p>1. The front facade of each building in the BR district shall maintain the established front yard of the block on which it is located. Where there is no established front yard, the front facade of each such building shall be set back not more than 15 feet from the face of the curb².</p> <p>2. Where a lot line abuts a residential zoning district, the abutting BR district lot shall have a minimum bufferyard of 15 feet in width. This bufferyard requirement shall not apply to the adaptive reuse of an existing structure provided that:</p> <p style="margin-left: 40px;">a. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and</p> <p style="margin-left: 40px;">b. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.</p> <p>3. No obstruction may be located in a yard, other than the required planting or screening. Including permitted objects in yards per 21.95.050 ; add reference to former (21.06.120)</p>				3 stories not to exceed 35 feet	
Dwellings, multi-family, above the ground floor of non residential uses								Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150

Table Notes

¹ The yard and setback requirements may be modified or waived by the of Planning and Zoning Director pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code

² The setback shall be measured to the principal elements of the front facade at its closest point to the curb.

DRAFT
Bulk Regulations Table C2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum, sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	1,500	20	¹	0	²	30	45 feet ³	
Dwellings, multi-family, above the ground floor of non residential uses	No additional lot area requirement							Efficiency apartment: 300 ⁴ One bedroom apartment: 450 ⁴ Two-bedroom apartment: 600 ⁴ Each additional bedroom: 150 ⁴

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Section Chapter 21.38.

³ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁴ The minimum space requirements may not be reduced by a variance from the Board of Appeals.

DRAFT
Bulk Regulations Table C2A District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum) (sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	1,500	20	¹	0	²	30	See Chapter (Historic District) add reference	
Dwellings, multi-family, above the ground floor of non residential uses								Efficiency apartment: 300 ³ One bedroom apartment: 450 ³ Two-bedroom apartment: 600 ³ Each additional bedroom: 150 ³

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

³ The minimum space requirements cannot be reduced by a variance from the Board of Appeals.

DRAFT
Bulk Regulations Table PM2 District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Dimensions (minimum)		Yards (minimum)					Open Space (minimum landscaped area)	Lot coverage (maximum)	Floor Area Ratio (maximum)	Height (maximum, stories and feet)
	Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)	Bufferyard				
Dwellings, multi-family	3,600 per dwelling unit	50	20 ³	5 ⁴	15 ⁵	30	1. Adjacent to roads designated minor arterial or major arterial in the Comprehensive Plan: 50 foot landscaped bufferyard adjacent to parking or parking circulation areas. 2. Adjacent to other roads: 20 foot landscaped bufferyard.	15 percent of lot area			
Dwellings, single family attached	3,600	16	20 ³	5 ⁴	15 ⁵	30					
Dwellings, single family detached	3,600	25	25	5	15	30					
Dwellings, two-family attached	7,200	16	20 ³	5 ⁴	15 ⁵	30					
Business uses	3 acres ¹		40 ²	25 ²	30 ²	30 ²			33 percent of lot area	0.6; 0.25 for neighborhood convenience shopping uses 0.6	1. In areas adjacent to R1 and R2 districts: 2.5 stories not to exceed 35 feet. 2. In areas adjacent to all other districts: four stories not to exceed 48 feet.
Offices, business and professional	3 acres ¹	250	40 ²	25 ²	30 ²	30 ²					
Offices, nonprofit, educational, cultural, or civic	6,000	50	40 ²	25 ²	30 ²	30 ²					
Educational and cultural institutions	20,000	90	40 ²	25 ²	30 ²	30 ²					
Religious institutions	20,000	90	40 ²	25 ²	30 ²	30 ²					

Table Notes

¹ Separate parcels created and approved within a larger office or commercial development may be a minimum of 10,000 square feet.

² Transitional yards between nonresidential uses and residential districts may be required as set forth in the following table. Where transitional yards are provided they replace the yard requirements in the bulk regulations table.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have corner side yards not less than 25 percent of the building width or 30 percent of the building height, whichever is greater.

Situation	Required transitional yard (feet)	Additional requirements
Front yard coincides with an adjacent residential district	50	1. Transitional yards shall serve as a buffer and shall not be used for structures, utilities, storm and sanitary sewers, water lines, stormwater management, or signage. A waiver to this requirement may be granted by the Directors of Planning and Zoning and Public Works for access roads, parking or required utilities for good cause, provided that the disturbance to the buffer is minimized. 2. Transitional yards shall be buffered appropriately using densely planted vegetation designed to provide year-round cover. A fence or wall may be used in conjunction with plant material.
Interior side lot line coincides with a lot line in an adjacent residential district	30	
Corner side yard coincides with an adjacent residential district,	20	
Rear yard coincides with a lot line in a residential district.	30	

DRAFT
Bulk Regulations Table PM2 District

Uses permitted as a principal use in districts that do not adjoin (along non-street frontage) property zoned R1, R1A, R1B or R2. These uses are identified on the Table of Uses for Commercial and Industrial Zoning Districts, Chapter 21.48.	<ol style="list-style-type: none">1. Buildings shall have a minimum separation from any residential structures of 60 feet plus an additional two feet for every one foot of building height in excess of 24 feet.2. Parking areas shall have a minimum 24-foot buffer from adjacent residential properties.	
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DRAFT
Bulk Regulations Table I1 District

	Yards (minimum)				Floor Area Ratio (maximum)
	Front (ft)	Interi or Side (ft)	Corner Side adjacent to public street (ft)	Rear (ft)	
Permitted uses, special exception uses, and uses subject to specific standards	25 ¹	15 ¹	25 ¹	0 ¹	1.2

Table Notes

¹ In addition to required yards, transitional yards may be required as set forth in the following table. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site design plan review process.

Situation	Required transitional yard
Side or rear lot line coincides with a side or rear lot line in an adjacent residence or business district	45 feet depth along side or rear lot line
Electrical substations adjacent to lots with residential zoning and use	50-feet, plus one foot for each two feet by which a building or structure exceeds 15 feet.

DRAFT
Bulk Regulations Table P District

Permitted uses, special exception uses, and uses subject to specific standards	Density (minimum sq. ft. lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Height, Floor Area Ratio (maximum) ¹
		Area (sq. ft. or acres)	Width (ft)	Front (ft) ⁸	Interior Side (ft)	Corner Side (ft)	Rear (ft)	
Clubs, recreational and social		5,400	50	25 ³	10	20	30	1.8
Day care centers, group		5,400	50	25	6	15	30	2.4
Dwellings, multifamily	1 bedroom: 1,400 ² 2 or more bedrooms: 1,800 ²		50	20 ³	5 ⁴	15	30	2.4
Dwellings, single family attached	3,600 ²		16	20 ³	5 ⁴	15	30	2.4
Dwellings, single family detached	3,600 ²		50	20 ³	5 ⁴	15	30	
Dwellings, two-family attached	3,600 ²		16	20 ³	5 ⁴	15	30	2.4
Dwellings, two-family detached	3,600 ²		50 ¹⁰	20 ³	5 ⁴	15	30	
Educational institutions		20,000	90	25 ³	10	20	30	1.8
Governmental uses		9						
Group homes		3,600 ²	50					2.4
Health and medical institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
Offices, business and professional, and nonprofit, educational, cultural, or civic			40	15 ³	10 ^{4,6}	10	30	2.4 ⁷
Planned developments		20,000	Bulk regulations shall be determined through the planned development, process, pursuant to Chapter s 21.24.					
<i>Radio and TV towers etc</i> TO BE DEVELOPED								
Religious institutions		10,000	70	25 ³	10 ⁵	20	35	1.8
Undertaking establishments and funeral parlors	Requirements shall be determined through the special exception and site plan design review process							2.0
Other uses	Bulk regulations shall be determined through the site design plan review, or special exception processes, pursuant to Chapters 21.22, and 21.26.							

Table Notes

¹ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

² The minimum total zoning lot area is 5,400 square feet.

³ Plus one foot for each three feet by which the building width exceeds 40 feet.

⁴ Unless the building height exceeds 25 feet, in which case the interior side yards shall equal one-fifth the building height. Buildings 50 feet or more in overall width, as projected upon the front lot line, shall have side yards not less than ten percent of the building width or 20 percent of the building height, whichever is greater.

⁵ Plus one foot for each two feet by which the building height exceeds 15 feet.

⁶ Subject to Table Note 4, one interior side yard may be less than 10 feet, provided the sum of both side yards is at least 10 feet.

⁷ If 75 percent or more of the required off-street parking spaces are provided underground or in a structure, the maximum allowable floor area ratio is 3.0.

⁸ The front yard for principal uses shall be the minimum specified in the table or the established front yard pursuant to Chapter 21.38.

⁹ As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

¹⁰ If the lot is to be subdivided, a minimum lot width of 30 feet per dwelling unit shall be provided.

DRAFT
Bulk Regulations Table PM District

	Density (minimum sq. ft. lot area per dwelling unit)	Lot Dimensions (minimum)		Yards (minimum)				Floor Area Ratio (maximum)	Height (maximum, stories and feet)	
Permitted uses, special exception uses, and uses subject to specific standards		Area (sq. ft. or acres)	Width (ft)	Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)			
Business establishment			65	See table notes				30	0.75	1. Buildings with dormerless roofs with straight rafters pitched more than 20 degrees shall have a maximum cornice line of 28 feet in height and a ridgeline of 38 feet in height. ³ 2. All other buildings: three stories not to exceed 35 feet.
Clubs, recreational and social		5,400	50					30	0.75	
Day care centers, group		5,400	50					30	0.75	
Dwellings, multifamily	1,800		50					30	0.75	
Dwellings, single family attached		3,600	16					30	0.75	
Dwellings, single family detached		3,600	50					30	0.75	
Dwellings, two-family attached		3,600	16					30	0.75	
Dwellings, two-family detached		3,600	50 ¹					30	0.75	
Educational institutions		20,000	90					30	0.75	
Governmental uses		2						30	0.75	
Group homes	3,600		50					30	0.75	
Offices, business and professional, and nonprofit, educational, cultural, or civic			65					30	0.75	
Planned developments		10,000	65					30	0.75	
Radio and TV towers etc TO BE DEVELOPED								30	0.75	
Religious institutions		10,000	50					30	0.75	

Table Notes

¹ If the lot is to be subdivided, a minimum lot width of 25 feet per dwelling unit shall be provided.

² As specified by the decision-making body or official through the zoning decision-making process set forth in Division II, Administration.

³ Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline to 45 feet upon findings that this would achieve a roof slope more compatible with adjacent structures and character. In no case shall the structure be more than three stories in height.

Front yard requirements

- The required front yard is the greater of 20 feet or the average setback of all structures located on parcels on the same block which lie within 300 feet of either side of the property. If four or more lots are available for computation, the largest and smallest setbacks may be excluded (but not one or the other).
- Buildings 50 feet or more in width:
 - At least 33 percent of the building facade shall be set back 35 feet from the front property line or 15 feet from the average setback line, whichever is greater.
 - When located on more than one lot of record, the building facade shall reflect the scale and massing of the property as would occur if the lots were developed individually.
- Pursuant to the administrative adjustment procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may allow the front yard setback to be established by drawing a straight line between existing buildings on both sides of the new building.

Interior side yard requirements

- Buildings two stories or less: 10 foot side yard. Buildings over two stories: 15 foot side yard.

DRAFT
Bulk Regulations Table PM District

2. For buildings 50 feet or more in width:
 - a. Shall provide an additional one foot of side yard for each three feet the building width exceeds fifty feet, and
 - b. At least 33 percent of the side building facade shall be set back an additional ten feet from the side property line.

Corner side yard requirements

1. The required corner side yard is the greater of:
 - a. Buildings two stories or less: 10 feet; buildings over two stories: 15 feet, or
 - b. For buildings 50 feet or more in width: a minimum 25 percent of the lot width.
2. For buildings 50 feet or more in width:
 - a. At least 33 percent of the corner side building facade shall be set back an additional ten feet from the corner side property line, and
 - b. When located on more than one lot of record, the building facade shall reflect the scale and massing of the property as would occur if the lots were developed individually.

Transitional Yard Requirements

In addition to required yards, in the following cases transitional yards are required as set forth in the following table:

1. When a PM zoned parcel lies adjacent to a parcel which is zoned predominantly for residential use (60 percent or more of the adjacent parcel is zoned for residential use), and
2. On parcels which are split zoned. In this case 50 percent of the transitional yard requirement may be provided within the residentially zoned portion of the parcel.

Situation	Required transitional yard	Additional requirements
Front yard coincides with an adjacent residential district.	Same front yard as is required in the adjacent residential district.	1. Transitional yards may not be paved or used for parking or driveways. 2. Screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process.
Interior side lot line coincides with either a side or rear lot line in an adjacent residential district.	15-foot side yard	
Corner side yard coincides with an adjacent residential district	15-foot corner side yard	
Rear yard coincides with either the side or rear lot line in an adjacent residential district	30-foot rear yard	

DRAFT
Bulk Regulations Table MX District

	Lot Dimensions (minimum)		Required Yard or Setback (minimum, feet)	Floor Area Ratio (maximum) ³	Height (maximum, feet) ⁵	Location of front facade	Open Space (percent of zoning lot area) ⁷	Living Space (minimum gross sq. ft.)
	Area (sq. ft. or acres)	Width (ft)						
Permitted uses, special exception uses, and uses subject to specific standards	5,400	50	1. Lot line adjoining a residential zoning district:	1. 75, or 2. 25 for the following structures: 1. Any structure with 25 percent or more of its floor area devoted to commercial uses, or residential uses, or a combination of commercial and residential uses, or 2. Any structure with the entire ground level front facade devoted to commercial uses ⁴ .	1. Structures located within 30 feet of a residence in a residential zoning district: 35 feet. 2. All other structures: 65 feet, subject to requirements in the historic district and design standards for the MX district.	The front facade of each building shall maintain the established setback of the block on which it is located. Where there is no established setback, the front facade of each such building shall be set back not more than 15 feet from the face of the curb ⁶ .	Lots 40,000 to 100,000 sf: 10 percent. Lots over 100,000 sf: 30 percent.	For multi-family dwellings above the ground floor of non residential uses: Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150
			2. Any portion of a structure over 35 feet in height:					
			3. Portions of a structure over 46 feet in height that are not stepped back as provided for above in 2					
			4. All other yards:					

Table Notes

¹ This yard is a transitional yard; planting or screening such as with a wall, fence or densely planted compact plantings may be required, as determined through the site plan design review process. No obstruction may be located in this yard, other than any required planting or screening **per 21.94.060 ; add reference to former (21.06.120)**.

² The yard and setback requirements do not apply to the adaptive reuse of an existing structure provided that:

1. Alterations to the existing structure do not cause any greater encroachment into the required yard than existed before the alterations; and
2. The floor area of the structure resulting from the alterations is no greater than twice the floor area existing before the alterations.

³ The FAR limitations do not apply to the rehabilitation of an existing structure. As used in this subsection, "rehabilitation" is limited to the remodeling, renovation, alteration or reconstruction of an interior of the existing structure without any change in the bulk of the structure and without any remodeling, renovation, alteration or reconstruction of the structure's exterior, excepting minor cosmetic repairs and routine maintenance.

⁴ The commercial use space shall have a minimum height of 12 feet and a minimum depth of 25 feet. Non-commercial uses that may be included in this façade are limited to : i. one driveway, up to 33 feet wide, required for access to parking; ii) space required for a lobby; and iii) space required for access to upper floor uses.

⁵ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF**.

⁶ The setback is measured to the principal elements of the front facade at its closest point to the curb

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Bulk Regulations Table MX District

⁷ Open space must be permanently dedicated to use in common.

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Bulk Regulations Table C2P District

Permitted uses, special exception uses, and uses subject to specific standards	Lot Area (minimum) (sq. ft.)	Lot width (minimum, feet)	Yards (minimum)				Height	Living Space (minimum gross sq. ft.)
			Front (ft)	Interior Side (ft)	Corner Side (ft)	Rear (ft)		
All uses unless otherwise specified	1,500	20	¹	0	²	30	See Chapter (Historic District) add reference	
Dwellings, multi-family, above the ground floor of non residential uses	No additional lot area requirement							Efficiency apartment: 300 One bedroom apartment: 450 Two-bedroom apartment: 600 Each additional bedroom: 150

Table Notes

¹ Front yards are not required, except in the case of an established front yard pursuant to Chapter 21.38.

² Corner side yards are not required, except in the case where there is an established front yard in the remainder of the block. In those cases, the corner side yard shall be provided in accordance with the established-front-yard regulations pursuant to Chapter 21.38.

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Bulk Regulations Table WMC District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)			Location where a street right-of-way terminates at a waterway
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Front building line setback	Interior Side (ft)	Corner Side (minimum depth)	Rear (ft)	Coverage	Height	Floor Area Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	5,000	50	100	0	12 feet from edge of curb.	0, or five feet where a yard is provided.	Equal to the front building line setback.	1. Lots with no waterway frontage: 15 feet. 2. Lots with waterway frontage: 12 feet, measured parallel to the shoreline ¹ .	50 percent ² .	1. 2.5 stories not to exceed 22 feet at the cornice line, and 32 feet at the ridge line. ⁵ 2. No structure may intrude on the sky exposure plane ³ .	1.0	1. No buildings or structures are permitted within a setback defined by the prolongation of a line defined by the southwest side of the right-of-way of Main Street and extending to the waterway. 2. In all other cases, where a street right-of- way terminates at a waterway, a street-end setback shall be provided as determined by the view cone ⁴ .

Table Notes

¹ No buildings or structures are permitted in this yard, except structures associated with the public pedestrian walkway provided in accordance with Section 21.46.040.

² For lots with waterway frontage, unless a public pedestrian walkway is constructed, a minimum 25 percent of the lot must be unobstructed to provide views of the waterway from the street. If a walkway is constructed, a minimum 15 percent of the lot must be unobstructed. Standards for walkways are set forth in Division V **ADD REF.**

³ The sky exposure plane is measured from a height of 22 feet above the building line and rises over a slope of one foot of horizontal distance for every one foot of vertical distance.

⁴ See Division VI for definition and calculation of the view cone.

⁵ In the historic district, special height measurement and limits requirements apply, see Chapter **ADD REF.**

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Bulk Regulations Table WMM District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)				Location
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Interi or Side (ft)	Corner Side (ft)	Rear (ft)	Waterway	Coverage	Height	Floor Area Ratio	Open Space Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	10,000	100	100	10	0, or five feet where a yard is provided ²	10 ²	Lots with no waterway frontage: 15 feet, measured parallel to the rear lot line ² .	Lots with waterway frontage: 30 feet, measured parallel to the shoreline ¹ .	50 percent	3.5 stories. See table notes for additional height requirements.	1.0, or 1.35 ³	0.4. See table notes for requirements.	1. Where a street right-of-way terminates at a waterway, a street-end setback shall be provided as determined by the view cone ⁴ . 2. Uses may be subject to a 100-foot maritime use setback ⁵ .

Table Notes

¹ No buildings, structures, or parking, including accessory buildings or structures are permitted in this yard.

² A transitional yard, minimum depth of 15 feet, is required where a side or rear lot line adjoins a residential district or use. Effective landscaping or screening must be provided as determined through the site plan design review process.

³ The maximum FAR may be increased from 1.0 to 1.35 for a development in which no special exceptions permitted in the WMM district are located a distance of 250 feet or less from the shoreline. Once this increase is taken, no uses other than principal permitted uses shall be established at a distance less than 250 feet from the shoreline.

⁴ See Division VI for definition and calculation of the view cone.

⁵ See Section 21.46.020 for the 100-foot maritime use setback requirements.

Additional height requirements:

Building or structure distance from Severn Avenue	Height (maximum)	Required sky exposure plane
50 feet or less	2.5 stories not to exceed 28 feet, measured at the highest point of the structure from the existing grade along Severn Avenue.	Measured from a height of 22 feet above the yard setback from Severn Avenue and rising over a slope of three feet of horizontal distance for every two feet of vertical distance.
50 to 65 feet	Per the required sky exposure plane.	Measured from a height of 28 feet above a 50-foot setback line from Severn Avenue and rising over a slope of three feet of horizontal distance for every two feet of vertical distance
Over 65 feet	i) Structures used solely for the construction, maintenance and repair of watercraft: 45 feet ii) All other structures: 3.5 stories not to exceed 38 feet, measured along all facades. iii) Pursuant to the procedures set forth in Chapter 21.18 of this Zoning Code, the Planning and Zoning Director may permit an extension of the maximum ridgeline in preceding subsection ii) to 45 feet upon findings that this would achieve a roof slope more compatible with adjacent	Measured from a height of 28 feet above any yard setback and rising over a slope of three feet horizontal distance for every two-feet of vertical distance.

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Bulk Regulations Table WMM District

	structures and character.	
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Open Space Ratio Requirements

1. For the purpose of these open space ratio requirements, open space ratio is defined as the area of open space divided by the total area of the lot where the open space is provided. Open space may include any area not covered by a structure and may include open air boat storage and parking areas. Required yards, with the exception of the rear and waterway yards, may not be used in the calculation of the open space ratio.
2. The design of the open space shall:
 - a. Be sensitive to the physical characteristics of the lot, adjoining lots and the requirements of the maritime industry.
 - b. Exhibit best management practices for water dependent facilities plan under critical areas criteria.
- c. The maximum dimension of the open space provided shall open onto the waterway frontage.
- d. Open space shall be maintained free from buildings and structures except for temporary structures erected for up to 30 days to pursue activities essential to on-land boat storage, boat repair and maintenance and marine fabrication uses and for temporary festivals.
- e. Open space may not be separately developed.
- f. Although parking may be counted as open space, every effort shall be made to entirely remove it from the 100-foot waterfront setback in new construction.

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Bulk Regulations Table WMI District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)			Location
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Interi or Side (ft)	Corner Side (Adjacent to a public street, ft)	Rear (ft)	Waterway	Coverage	Height	Floor Area Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	10,000	100	100	15	15 ²	15 ²	Lots with no waterway frontage: 30 feet along each rear lot line ²	Lots with waterway frontage: 30 feet, measured parallel to the shoreline ¹ .	40 percent, exclusive of on-land boat storage	1. Boat repair and maintenance and marine fabrication structures: 3.5 stories not to exceed 45 feet. 2. All other structures: 3 stories not to exceed 38 feet.	1.0	Uses may be subject to a 100-foot maritime use setback ³ .

Table Notes

¹ No buildings, structures, or parking, including accessory buildings or structures are permitted in this yard.

² A transitional yard, minimum depth of 15 feet, is required where a side or rear lot line adjoins a residential district or use. Effective landscaping or screening must be provided as determined through the site plan design review process.

³ See Section 21.46.030 for the 100-foot maritime use setback requirements..

See Division V **ADD REFERENCE** for standards for dry rack storage facilities.

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Bulk Regulations Table WME District

	Lot Dimensions (minimum)			Yards (minimum)					Coverage, Height, Floor Area Ratio (maximum)			Location
	Area (sq. ft.)	Width (ft)	Depth (ft)	Front (ft)	Interi or Side (ft)	Corner Side (Adjacent to a public street, ft)	Rear (ft)	Waterway	Coverag e	Height	Floor Area Ratio	
Permitted uses, special exception uses, and uses subject to specific standards	10,000 ¹	100	0	15	10	15	Lots with no waterway frontage: 30 feet along each rear lot line.	Lots with waterway frontage: 30 feet, measured parallel to the shoreline ² .	40 percent.	1. Boat repair and maintenance and marine fabrication structures: 3.5 stories not to exceed 45 feet. 2. All other structures: three stories not to exceed 38 feet. 3. No structure may intrude on the sky exposure plane ³ .	1.0	Where a street right-of-way terminates at a waterway, a street-end setback shall be provided as determined by the view cone ⁴ .

Table Notes

¹ Residential structures lawfully existing on August 24, 1987 may be subdivided provided no additional residential building lots or units are created and the lots meet the requirements of the R4 district.

² No buildings, structures, or parking, including accessory buildings or structures are permitted in this yard except for water-dependent structures

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³ The sky exposure plane is measured from a height of 28 feet above the yard setback lines and rises over a slope of one foot of horizontal distance for every one foot of vertical distance.

⁴ See Division VI for definition and calculation of the view cone.